

Social Service PILOT and Comparative Impact Study Committee
Conference Room 2 7:30 PM Memorial Building Framingham, Ma

Minutes

January 10, 2006

Note: If a word or sentence is blue and underlined click for the link.

Note: A tape recording of these minutes is available upon request

Attendance: Bob Berman, Yaakov Cohn, Dawn Harkness, Cynthia Laurora., Laurie Lee, Jim Palmer, Wes Ritchie, Nick Sanchez: Steve Orr , John Speranza

Meeting called to order by Chair Berman at 7:30 PM.

Review of Minutes

Dawn Harkness passed out some amendments to the 12/13/05 meeting which reflected her comments at the board of selectman meetings. She said we could take a week to review them if necessary.

Laurie thought that was a good idea

Dawn asked to delay the minutes of 12/20/05 another week.

Draft Report from Property & Income Group

There was a discussion of whether the working group should present the information or just begin with questions since the committee has had some time to read through it.

Laurie said she is prepared to walk through the report now.

Jim moved that we accept the report as information at this particular point and have the committee go through some bullets of it and then when we have time to ask questions regarding the report we have another vote to accept it.

There was some confusion about procedure and the chair suggested the group begin with Laurie walking through the report and answering questions and then see how that works.

Laurie presented the findings of the P & I group. She emphasized that they are simply that. They are findings; and there are no interpretations. That was the intent. The understanding of the work group was to come up with facts and then the entire committee would meet, hopefully at the end of March, to begin writing up a report. At that point the committee could make interpretations.

Draft report from the Property & Income Working Group
Laurie Lee, Nicolas Sanchez, Cynthia Laurora and John Speranza

Section I: Property Analysis

The Social Service PILOT and Comparative Impact Committee posed the following questions:

1. How are property values affected by Social Service Agencies:
 - a. Properties adjacent or abutting to social service agencies
 - b. Properties neighboring social service agencies
 - c. Properties town wide
2. What are the changes in real estate values in Framingham compared to other communities
3. How have property values changed in Framingham over time relative to the growth of social service agencies.
4. How have social service property values change over time

The Property & Income working group identified numerous factors that affect property values: among these are crime, education, location, income, environment, property taxes, perceptions, etc. To determine the impact from properties owned by social service agencies would require a thorough statistical analysis with numerous controls.

While causality is not feasible to determine, it is possible to identify trends and growth rates for properties owned by social service agencies and their neighboring properties, and determine if these values are consistent with the trends and growth for Framingham as a whole.

Following the guidelines of the PILOT/Impact Committee to use data that is provided by official parties such as the government, the working group used raw data from The Warren Group, which is based on actual sales as recorded on deeds, and assessed values, which are produced by government agencies, to answer questions 2 and 3. Determination of how Framingham property values have changed over time establishes a benchmark which can be used to answer question 1. Determination of how property values have changed over time in our comparative communities will enable us to compare how our real estate values have changed relative to these communities. A comparison of Framingham to other communities not only provides information about the other communities we are studying, it offers invaluable information on trends and reinforces the reliability of our benchmark for Framingham.

The Property & Income working group has used 36 residential properties owned by social service agencies in 2005 to answer question 1. To do this we calculated the cumulative growth of assessed property values for properties owned by social service agencies, and their neighboring properties, during the period from 1990-2005. We identified growth rates and trends for all these properties which can be compared to the benchmarked growth rate for assessed property values for the town of Framingham. Only residential properties were considered.

The working group was also able to identify 26 properties owned or rented by social service agencies in Framingham in 1990. The assessor's list of properties in 1990, review of deeds and information available from The Warren Group and internet searches were used to

create this list. Thus we were able to compare the growth of property values in Framingham over time relative to the growth of social service agency activity.

Background and Methods:

1. Property Value Benchmark

Residential Property: We calculated the cumulative growth of residential property values using two sources: Assessed values and Warren Group data of all sales. The 1990-2005 assessed values growth rate for residential properties for the town of Framingham will be used as our benchmark for this study. We then applied a ranking test to both of these growth rates calculating similar benchmark's for the 24 communities we will be comparing Framingham to. Framingham's rank was consistent for all these comparisons. This consistency of rank confirms the reliability of the benchmark.

Commercial Property: We calculated the cumulative growth of commercial property values using the assessed values from 1990 and 2005. The Warren Group does not provide information for commercial properties to enable us to determine the growth rate from their data. This information also provides a comparator of rank for Framingham compared to the other communities' studies.

2. Social Service Properties

The list of social service addresses used for this study came from the list of social service properties accepted by the PILOT committee and obtained from public records. We started with 82 known residential properties owned by social service agencies in 2005 and looked up the 1990 assessed values for these properties using the Framingham Assessor's books. In order to look these values up, we needed the name of the owner of the property in 1990. To determine this we used the information available on The Warren Group website. By process of elimination we narrowed the list to 36 properties for this study. Some of the factors that went into choosing these sites were:

- The name of the 1990 owner was available
- Consistent ownership by social service agency after purchase
- Not more than one social service property per building was used
- 1990 assessed value was determined
- 1990 assessed values for 3 abutting or close neighbors available

3. Neighboring Properties

The 36 social service properties used in this study were in part determined by our ability to find at least three neighboring properties for each site based on our conditions listed below. In order to look the 1990 assessed values up for these neighboring properties, we needed the name of the owner of the property in 1990. To determine this we used the information available on The Warren Group website.

Some of the factors that went into choosing the neighboring sites were:

- The name of the 1990 owner was available
- Must be a residential property.
- Other social service properties did not qualify as neighboring sites
- Must be able to determine 1990 assessed values

- No substantial renovations unless there are no other options (all renovations amounts are listed in the appendix)
- First choice for neighboring properties were those immediately abutting the sides of the sites and directly across from the site.
- Second choice for neighboring properties were those one or two doors down from the site, diagonally across the street or behind the property.

Method:

- We began with the list of 82 social service properties with known assessment values for 1990. By following the guidelines listed above we eliminated 46 of these properties and began the next phase of this study with 36 properties.
- We used the mapping feature on the town of Framingham website and created a list of properties neighboring the social service properties chosen. The factors that determined the neighboring properties have been explained above. This list exceeded 300 properties.
- We next used the Warren Group information to determine who owned each property in 1990.
- Our next step was to take this list of addresses and 1990 owners and look up the properties in the Framingham Assessor's property evaluation books from 1990.

We then determined which properties had enough information to be included according to the guidelines we established, looked up their 2005 property assessment and calculated the cumulative growth between 1990-2005.

The information from the Warren Group enabled us to determine what year the social service properties were purchased and thus we separated the data into 3 groupings:

- Social service properties purchased before or by 1990
- Social service properties purchased between 1991-1999
- Social service properties purchased between 2000-2005.

Our reasoning was that by looking at the information collected in time period groupings we would be able to determine any impact or difference in property valuations due to length of time a property is owned by a social service agency. In several cases properties were purchased as recently as 2005 and including such information would be confusing.

Social Service Properties Sold

We were able to locate 2 properties that were owned in 1990 by social service agencies and subsequently sold in 1996. These properties are currently privately owned and taxed.

Results:

The findings of this study are as follow:

- The 1990-2005 growth for assessed values for residential properties ranked Framingham at the bottom, or the lowest growth rate, for each group of comparative communities
- The 1990-2004 growth rate for residential properties using The Warren Group ranked Framingham at the bottom, or lowest growth rate, for each group of comparative communities
- The 1990-2005 growth rate for commercial properties from assessments using government data ranked Framingham near the top, or among the highest, for each group of comparative communities

Compared to the 1990-2005 benchmark growth rate for residential property assessment of 83% for the all of Framingham:

- Properties neighboring social service sites owned for less than 5 years grew at 91%, or 8% points above the average for the town.
- Properties neighboring social service sites owned between 6 and 14 years grew at 63%, or 20% points below the average for the town.
- Properties neighboring social service sites owned for at least 15 years grew at 75%, or 8% points below the average for the town.
- Properties owned by social service agencies on or before 2004 grew at 38%, or 45% points below the average for the town, despite significant renovations.
- Properties neighboring properties sold by social service agencies in 1996 grew at 126%, or 43% points above the average for the town.
- Properties owned by social service agencies and sold in 1996 grew at 68%, or 15% points below the average for the town.

List of Tables, Charts and Appendices

The findings from this study are presented in the following tables.

- Assessed Residential Value Growth 1990-2005 “contiguous” communities
- Assessed Residential Value Growth 1990-2005 “other” communities
- Warren Residential Growth 1990-2004 “contiguous” communities
- Warren Residential Growth 1990-2004 “other” communities
- Assessed Commercial Value Growth 1990-2005 “contiguous” communities
- Assessed Commercial Value Growth 1990-2005 “other” communities
- Table 1: Properties owned by social service before or by 1990 and neighboring properties.
- Table 2: Properties owned by social service between 1991-1999 and neighboring properties
- Table 3: Properties owned by social service between 2000-2005 and neighboring properties

- Table 4: List of properties owned by social service agencies in 2005 and used in this study.
- Table 5: Two properties that were sold by social service agencies in 1996
- Summary Chart 1: Summary of 1990-2005 growth rates and a comparison to the town of Framingham benchmark value for table 1-3
- Summary Chart 2: Summary of 1990-2005 growth rates and a comparison to the town of Framingham benchmark value for table 1-5
- Chart 2: Property Type Classification Codes
- Appendix 1: A more detailed analysis to accompany Table 1
- Appendix 2: A more detailed analysis to accompany Table 2
- Appendix 3: A more detailed analysis to accompany Table 3
- Appendix 4: A more detailed analysis to accompany Table 4
- Appendix 5: A more detailed analysis to accompany Table 5
- Map of properties used in this study

Benchmarking:

To answer the questions posed by the PILOT/Impact Study committee the property & Income working group identified four sets of data as essential to this work.

1. First is a determination of the growth rate of residential properties owned by social service agencies and those neighboring and abutting them, during the 1990-2005 time frame.
2. Second is establishing a benchmark growth rate during this same time period, 1990-2005, for the all residential property in Framingham.
3. Third, is establishing a benchmark growth rate during this same time period, 1990-2005, for residential properties in our comparative communities.
4. Determining the number of properties owned, rented or used by social service agencies in 1990 in order to compare it to the number of properties owned, rented or used in 2005.

The determination of a benchmark growth rate for residential properties in Framingham is critical to answering the questions posed by the PILOT committee. Once we determine how individual properties have changed over time, we need to have a standard, or benchmark, to compare these growth rates to. This comparison to a benchmark will enable us to calculate how the properties under study have lead or lagged the town in terms of property value growth. We calculated Framingham's assessed value benchmark growth rate during the 1990-2005 period using assessed property values, and determined it to be 83%:

Town	Residential assessment 1990	Residential assessment 2005	Residential growth 1990-2005
Framingham	3,281,509,283	6,010,659,665	83%

This growth rate is the cumulative growth of residential property value, from assessments, for the entire period 1990-2005.

We also calculated the assessed value benchmark growth rate for this same time period, 1990-2005 using assessed residential property values, for each of the communities we are comparing Framingham to:

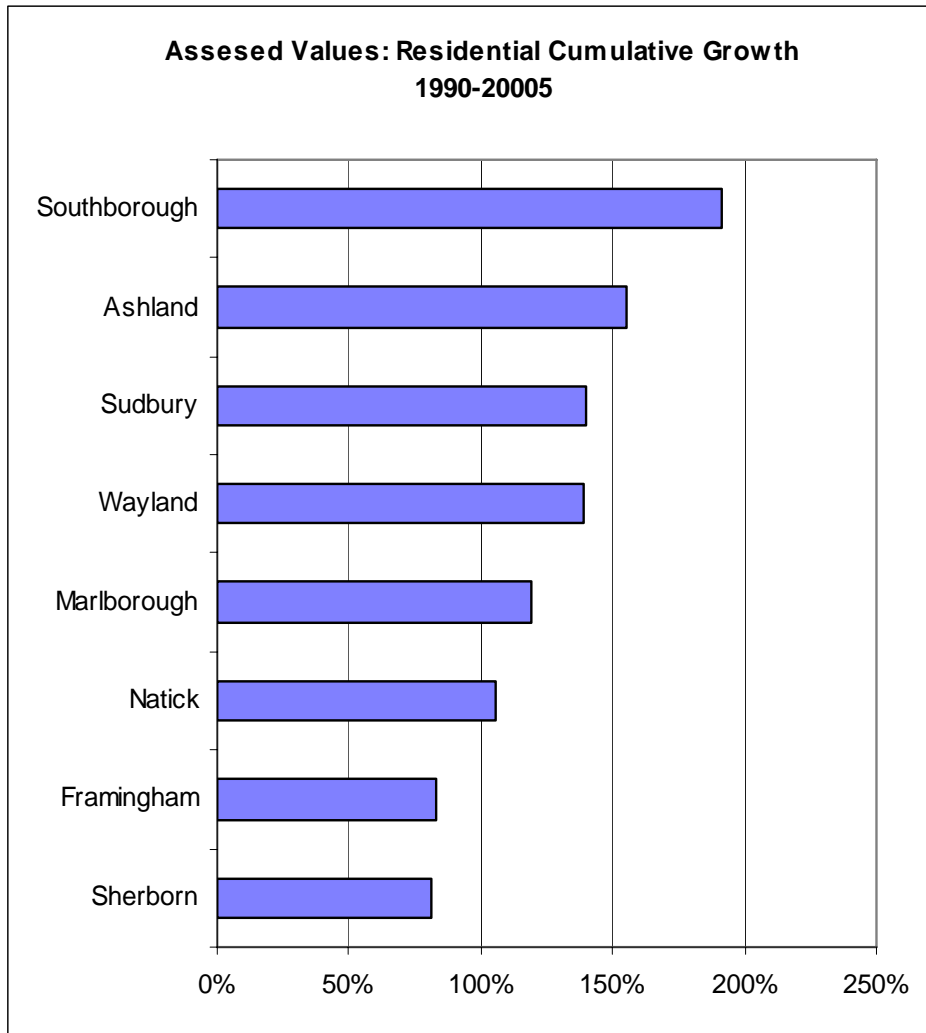
Contiguous

Sherborn
Natick
Marlboro
Sudbury
Southborough
Wayland
Ashland

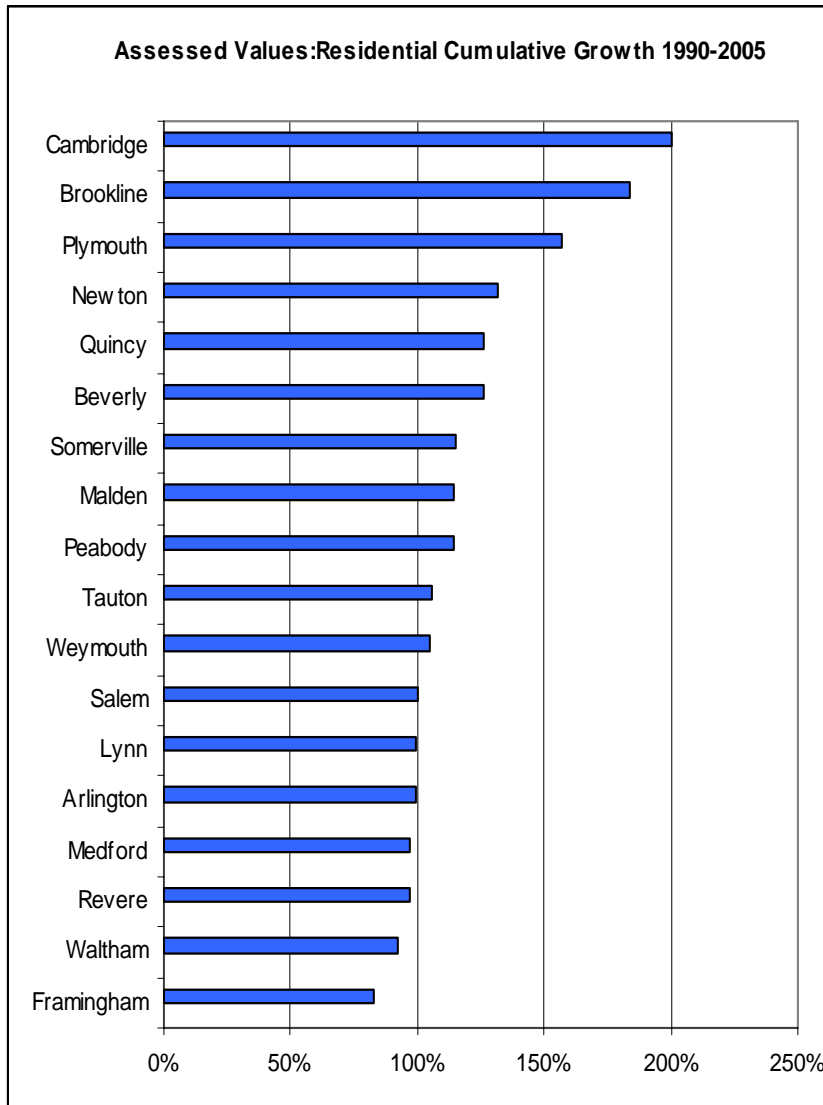
Others

Arlington
Lynn
Salem
Weymouth
Plymouth
Cambridge
Brookline
Newton
Somerville

Taunton
Quincy
Malden
Medford
Beverly
Peabody
Waltham
Revere



Towns	Residential growth 1990-2005
Sherborn	82%
Framingham	83%
Natick	106%
Marlborough	119%
Wayland	139%
Sudbury	140%
Ashland	156%
Southborough	192%



Towns	Residential growth 1990-2005
Framingham	83%
Waltham	92%
Revere	97%
Medford	97%
Arlington	99%
Lynn	99%
Salem	100%
Weymouth	105%
Taunton	106%
Peabody	114%
Malden	114%
Somerville	115%
Beverly	126%
Quincy	126%
Newton	132%
Plymouth	157%
Brookline	184%
Cambridge	200%

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also calculated Framingham's cumulative growth rate from actual sales data using the Warren Group. Since assessment reflects previous year sale values, we used data for the years 1990-2004.

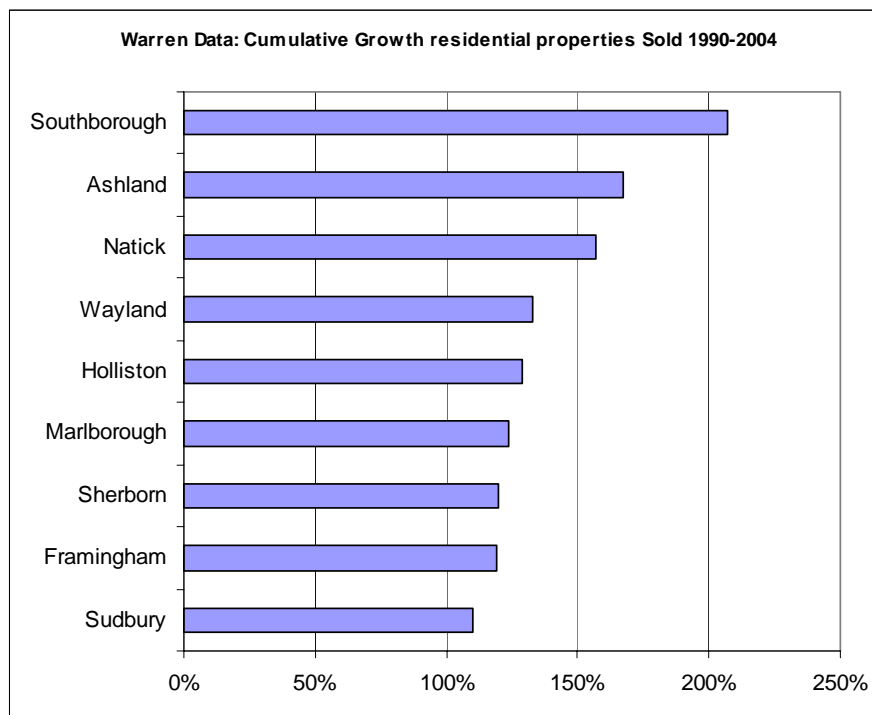
Establishing a benchmark for actual home sale values not only offers another view into the growth of property values, it enables

us to confirm the reliability of the assessed value benchmark. By ranking all the communities we are comparing Framingham to, we can check for accuracy by the consistency of rank.

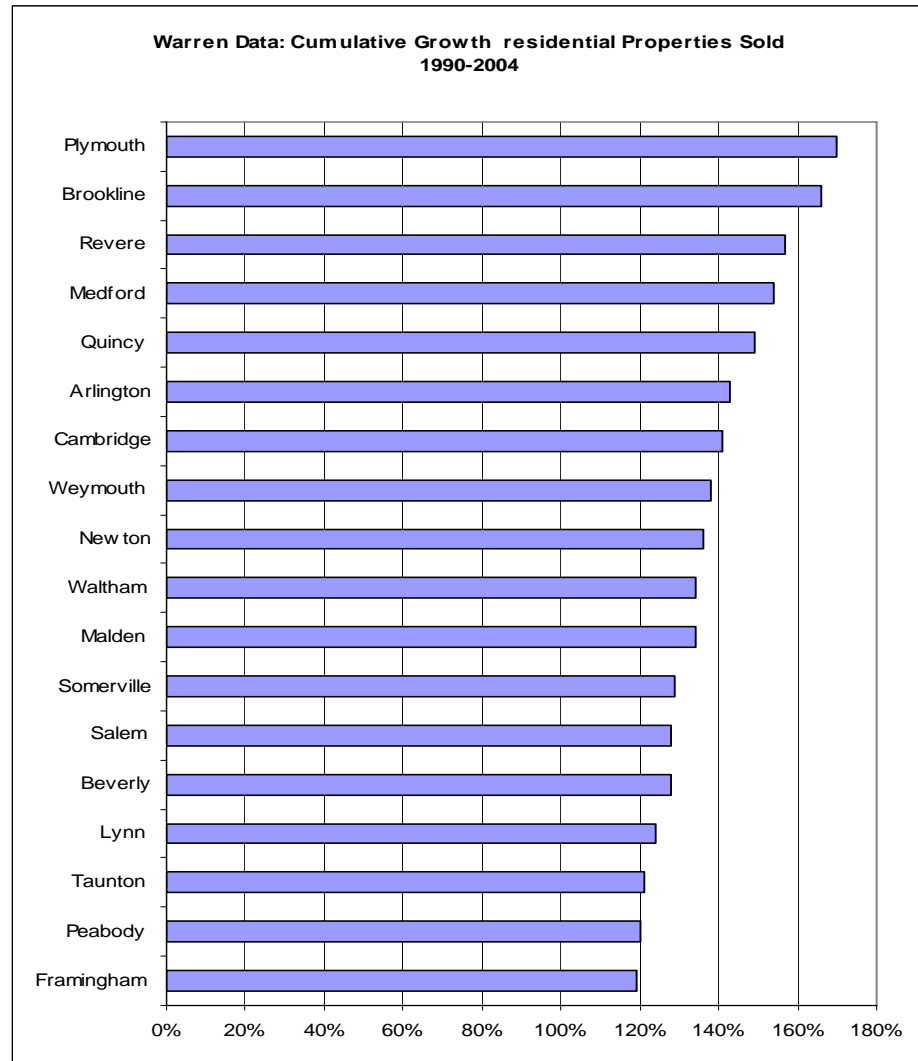
Framingham's growth rate from sales for all residential property during the 1990-2004 period was 119%.

We also calculated the sale value benchmark growth rate for this same time period, 1990-2004 using The Warren Group values, for each of the communities we are comparing Framingham to:

TOWNS	Residential Growth 1990-2004
Sudbury	110%
Framingham	119%
Sherborn	120%
Marlborough	124%
Holliston	129%
Wayland	133%
Natick	157%
Ashland	167%
Southborough	207%



Towns	Residential Growth 1990-2004
Framingham	119%
Peabody	120%
Taunton	121%
Lynn	124%
Beverly	128%
Salem	128%
Somerville	129%
Malden	134%
Waltham	134%
Newton	136%
Weymouth	138%
Cambridge	141%
Arlington	143%
Quincy	149%
Medford	154%
Revere	157%
Brookline	166%
Plymouth	170%



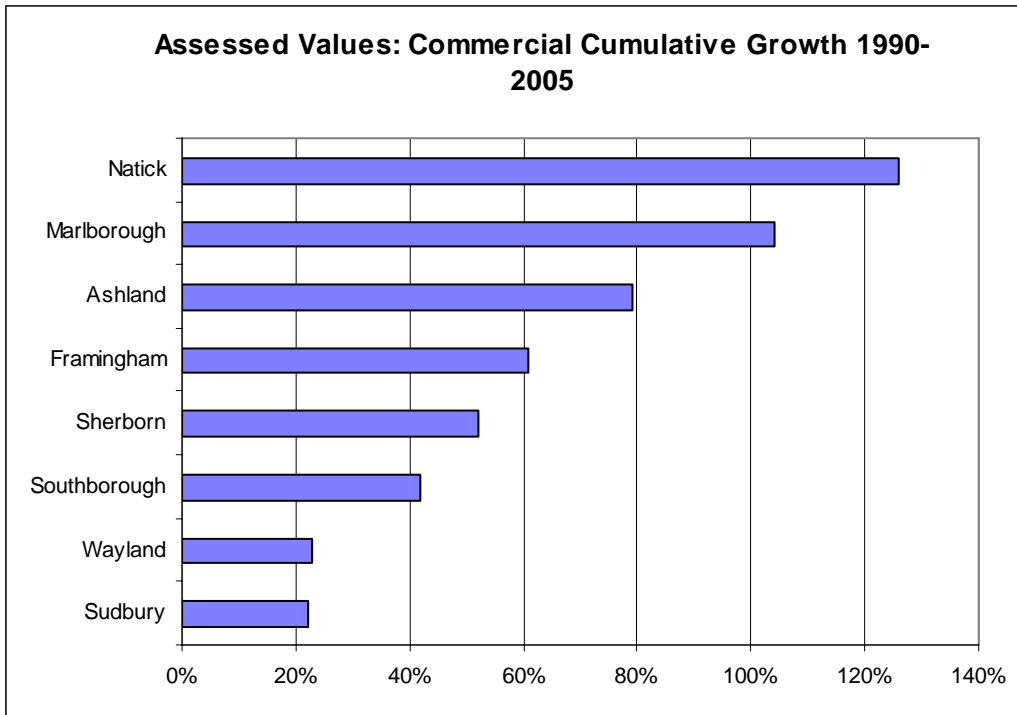
In the “contiguous” set of communities, Framingham ranked next to last out of 8 communities for the growth of residential assessment. In addition, Framingham’s ranking for sales values for this same set of communities was also next to last out of 8.

In the “other” set of communities, Framingham ranked at the bottom or last out of 18 communities, for the growth of residential assessed value. In addition, Framingham’s ranking for sales values for this same set of communities was also last out of 18.

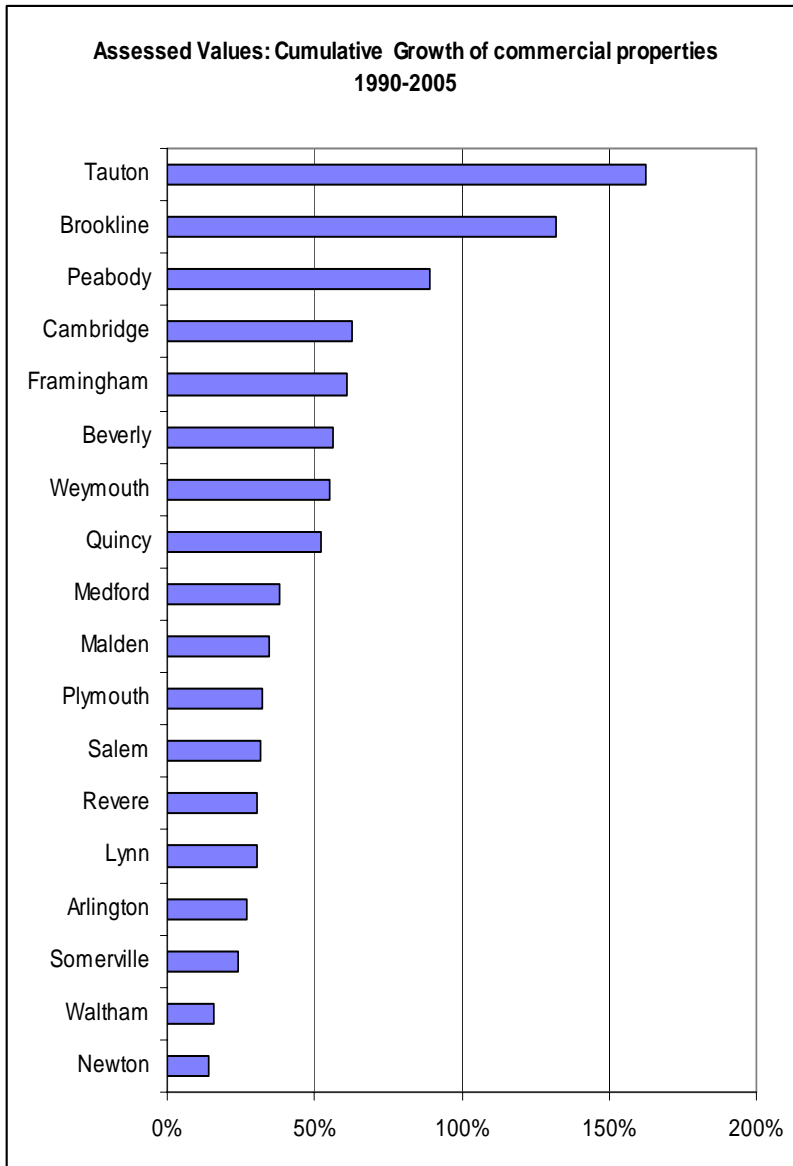
Set of Comparative Community	Rank of Assessed Growth Rate for Residential Property	Rank of Warren Growth Rate for Residential Property
Contiguous	Next to last out of 8	Next to last out of 8
Other	Last out of 18	Last out of 18

The property & income work group is confident that this consistent ranking supports the validity of the use of growth of assessed values for our study and for the benchmark of growth for the entire town.

Commercial Growth Rates: The following shows the cumulative growth of commercial property calculated from the assessed data for Framingham and the comparative communities.



Town	Commercial growth 1990-2005
Sudbury	22%
Wayland	23%
Southborough	42%
Sherborn	52%
Framingham	61%
Ashland	79%
Marlborough	104%
Natick	126%



Towns	Commercial growth 1990-2005
Newton	14%
Waltham	16%
Somerville	24%
Arlington	27%
Lynn	30%
Revere	30%
Salem	31%
Plymouth	32%
Malden	35%
Medford	38%
Quincy	52%
Weymouth	55%
Beverly	56%
Framingham	61%
Cambridge	63%
Peabody	89%
Brookline	132%
Taunton	163%

In the “contiguous” set of communities, Framingham ranked 4th highest out of 8 communities for the growth of commercial assessment.

In the “other” set of communities, Framingham ranked 5th highest out of 18 communities for the growth of commercial assessment.

Set of Comparative Community	Rank of Assessed Growth Rate for Commercial Property
Contiguous	4 th highest out of 8
Other	5 th highest out of 18

Social Service Properties and Neighboring properties

The following properties were the focus of our study:

58 Prospect	18 - 20 Summit St
46 Lanewood Ave	947 Salem End
25 Otis St	82 Indian Head Rd
206 Warren Road	51 Winthrop St
76 Clark Street	24 Summit St
58 Clinton St	56 Eaton Rd West
154 Union Ave	248 Edgell Road
10-12 Pine street	13 Donna Road
50-52 Highland	26 Clara Rd
10-12 Coburn	4 Terri Road
70 Pearl Street	46 Pratt St
40 Evergreen	3 Mayflower
7 Lexington St	84 Mansfield
86 Kendall Street	58 Bridges Street
43,45,47,49,51 South	15 Second ST #3A
126 Beaver #54	961 Pleasant St
17 Second Street #9	1224 Edgell Road
51 Cedar St	91 Waushakum St

We used the Framingham website to locate neighboring properties, determine renovations, property type, and 2005 assessed values.

The information available through The Warren Group enabled us to determine the 1990 assessed values for all the properties we used and the years of purchase of the social service properties.

We looked at the cumulative growth of assessed values for three groups of properties:

- Social service properties purchased before or by 1990
- Social service properties purchased between 1991-1999
- Social service properties purchased between 2000-2005.

Table1, table 2 and table 3 summarizes our findings. A more detailed analysis is found in Appendix 1,2 and 3.

Table 1: Study of properties owned by social service agencies on or before 1990.

1990-2005 Growth of residential properties owned by social service agencies and their neighboring properties.

1990-2005 benchmark growth for residential properties in Framingham is 83%

The addresses in bold are social service properties

Year Purchased	Address	Year Purchased	Address
1983	58 Prospect 64 Prospect 65 Cypress 57 Cypress	1986	154 Union Ave 141 Franklin 115 Franklin 144 Franklin
1984	46 Lanewood Ave 44 Lanewood 45 Lanewood 48 Lanewood	1988	10-12 Pine street 16 Pine 255 Hollis Street 15 Pine Street
1984	25 Otis St 17 Otis 20 Otis 13 Otis	1989	50-52 highland 47 Highland Street 46 Highland 51 Highland
1986	206 Warren Road 209 Warren Road 203 Warren Road 200 Warren Road	1990	10-12 Coburn 16 Coburn 2 Coburn 71 Mellen
1986	76 Clark Street 70 Clark 72 Clark 73 Clark	1990	70 Pearl Street 62 Pearl 66 Pearl 80 Pearl
1986	58 Clinton 64 Clinton 70 Clinton 71 Clinton	1990	40 Evergreen 25 Learned 28 Learned 27 Learned
1990-2005 growth of all properties			63%
1990-2005 growth of neighboring properties			75%

Table 2: Study of properties owned by social service agencies between 1991-1999.

1990-2005 Growth of residential properties owned by social service agencies and their neighboring properties.

1990-2005 benchmark growth for residential properties in Framingham is 83%

The addresses in bold are social service properties

Purchased	Address	Purchased	Address
1992	7 Lexington St 115 Franklin 100 Pearl 123 Franklin	1994	961 Pleasant St 963 Pleasant 14 Foxhill 970 Pleasant
1992	86 Kendall Street 90 Kendall 93 Kendall 103 Kendall	1994	1224 Edgell Road 1222 Edgell 1243 Edgell 1239 Edgell
1993	43,45,47,49,51 South St 44 South 7 Arlington 52 South St	1995	18 - 20 Summit St 16 Summit Street 17 Summit 235 Irving
1993	126 Beaver #54 126 Beaver # 52 126 Beaver # 53 126 Beaver #55	1995	947 Salem End 949 Salem End 948 Salem End 6 Foothill
1993	17 Second Street #9 17 Second St # 9A 17Second St #11A 150 2nd Street #301	1996	82 Indian Head Rd 80 Indian Head 83 Indian Head 77 Indian Head
1993	51 Cedar St 47 Cedar 57 Cedar 58 Cedar	1996	51 Winthrop 45 Winthrop 59 Winthrop 60 Winthrop
1993	91 Waushakum St 83 Waushakum 84 Waushakum 79 Waushakum	1997	24 Summit St 36 Summit 40 Summit 33 Summit
1993	58 Bridges Street 44 Coburn 54 Bridges 53 Bridges	1999	56 Eaton Rd West 48 Eaton Road West 65 Eaton Road West 51 Eaton Road West
1993	15 Second Street #3a 15 2nd St # 2A 15 2nd St # 9A 27 2nd St		

1990-2005 growth of ALL properties **57%**

1990-2005 growth of neighboring properties **63%**

Table 3: Study of properties owned by social service agencies between 2000-2005.

1990-2005 Growth of residential properties owned by social service agencies and their neighboring properties.

1990-2005 benchmark growth for residential properties in Framingham is 83%

The addresses in bold are social service properties

Year Purchased	Address	
2001	248 Edgell Road	
	254 Edgell	
	240 Edgell	
	250 Edgell	
2002	13 Donna Road	
	11 Donna	
	14 Donna	
	15 Donna	
2003	26 Clara Rd	
	22 Clara	
	11 Joseph	
	24 Clara	
2003	4 Terri Road	
	2 Terri	
	6 Terri	
	7 Terri	
2004	46 Pratt St	
	39 Pratt	
	40 Pratt	
	47 Pratt	
2005	3 mayflower Rd	
	1 Mayflower	
	2 Mayflower	
	5 Mayflower	
2005	84 Mansfield	
	80 Mansfield	
	81 Mansfield	
	83 Arthur	
1990-2005 Growth of ALL Properties		71%
1990-2005 Growth of neighboring Properties		91%

Note: growth rates for 3 Mayflower and 84 Mansfield could not be determined. However, the growth rates for the neighboring properties were determined.

Summary Chart 1: 1990-2005 growth of residential property values.

The benchmark of growth from 1990-2005 for all residential properties in Framingham is **83%.**

Property Group	1990-2005 Growth of ALL properties	% ALL properties Leading or Lagging the Benchmark	1990-2005 Growth of Neighbors	% Neighbor properties Leading or Lagging the Benchmark
Owned by SSA on or before 1990	63%	-20%	75%	-8%
Owned by SSA between 1991-2000	57%	-26%	63%	-20%
Owned by SSA between 2001-2005	71%	-12%	91%	+8%

Table 4: Social service properties used in this report.

1990-2005 Growth of residential properties owned by social service agencies .

1990-2005 benchmark growth for residential properties in Framingham is 83%

Year Purchased	Address
1983	58 Prospect
1984	46 Lanewood Ave
1984	25 Otis St
1986	206 Warren Road
1986	76 Clark Street
1986	58 Clinton St
1986	154 Union Ave
1988	10-12 Pine street
1989	50-52 Highland
1990	10-12 Coburn
1990	70 Pearl Street
1990	40 Evergreen
1992	7 Lexington St
1992	86 Kendall Street
1993	43,45,47,49,51 South
1993	126 Beaver #54
1993	17 Second Street #9
1993	51 Cedar St
1993	91 Waushakum St
1993	58 Bridges Street
1993	15 Second ST #3A
1994	961 Pleasant St
1994	1224 Edgell Road
1995	18 - 20 Summit St
1995	947 Salem End
1996	82 Indian Head Rd
1996	51 Winthrop St
1997	24 Summit St
1999	56 Eaton Rd West
2001	248 Edgell Road
2002	13 Donna Road
2003	26 Clara Rd
2003	4 Terri Road
2004	46 Pratt St

**1990-2005
Growth
of Social Service Properties**

38%

Note: 3 Mayflower and 84 Mansfield were used in this study but are not included in this table

Table 5: Properties sold by social service agencies in 1996. These properties were owned in 1990.

1990-2005 Growth of residential properties sold by social service agencies and their neighbors.

1990-2005 benchmark growth for residential properties in Framingham is 83%.

The addresses in bold were sold by a social service agency

Year Sold	Address
1996	4 Thurber St
	259 union
	20 Myrtle
	14 Myrtle
1996	45 Leland
	65 Leland
	68 Leland
	21 Weld
1990-2005 Growth of ALL Properties	102%
1990-2005 Growth of Neighboring Properties	126%

Summary Chart 2: 1990-2005 growth of residential property values.

The benchmark of growth from 1990-2005 for all residential properties in Framingham is **83%**.

Property Group	1990-2005 Growth of ALL properties	Comparison to Framingham's 1990-2005 Benchmark	1990-2005 Growth of Neighbors	Comparison to Framingham's 1990-2005 Benchmark
Owned by SSA on or before 1990	63%	-20%	75%	-8%
Owned by SSA between 1991-1999	57%	-26%	63%	-20%
Owned by SSA between 2001-2005	71%	-12%	91%	+8%
2 SSA properties Sold in 1996	102%	+19%	126%	+43%
2 SSA properties Sold in 1996 only	68%	-15%		
36 properties owned by SSA and used in this study only	38%	-45%		

Property Type Classification Codes

This information was taken from the Massachusetts Property Type Classification Code system.

Prepared by the Bureau of Local Assessments

Massachusetts Department of Revenue; Division of Local Services

CODE	Description
101	Single Family Home
102	Condominium
104	2 family home
105	3 family home
111	4-8 units
112	More than 8 units
121	Rooming or boarding house

Note: A more detailed set of information regarding this analysis is available in the appendices 1-5. The appendix number corresponds to table number. Thus appendix 1 offers more detailed analysis of table 1 information.

Social Service Properties in Framingham

Social Services in Framingham in 1990

40 Evergreen	SMOC
154 Union Ave	SMOC
14-16 Gordon St	SMOC
58 Prospect	Advocates Inc
58 Clinton	SMOC
73 Hollis St	SMOC
206 Warren Road	SMARC
46 Lanewood Ave	Justice Resource Inst
25 Otis St	Justice Resource Inst
76 Clark Street	Advocates Inc
56 Prospect St	Advocates Inc
126 Union Ave	Trinity
10-12 Pine street	SMOC
70 Pearl Street	Wayside
132 Union Ave	Trinity
45 Leland St	SMARC
4 Thurber	Wayside
354 Waverly street	SMOC rental
12 Coburn St	SMOC
50 Highland street	SMOC
6 Claflin street	SMOC
88 Lincoln St	Greater Fr. Mental Health
705 Waverly street	SMARC/rental
68 Henry	Greater Fr. Mental Health
98 Lincoln	Programs for People
673 Waverly street	Framingham Land Trust/SMOC

The current list of social service properties for Framingham in 2005 includes approximately 240 addresses.

Year	Number of Sites As of 1/10/06
1990	26
2005	240

The cumulative growth of the number of properties owned or rented by social services in Framingham from 1990-2005 is 823%

Section II: Income and Population Analysis

The Social Service PILOT and Comparative Impact Committee posed the following questions:

1. What are the changes in median income in Framingham compared to other communities?
2. Is there a relationship between social services in a community and income?
3. How has population changed over time?

Similar to the study of property values and how social services affect them, the Property & Income working group identified numerous factors that affect income values: among these are crime, education, location, environment, property taxes etc. To determine a direct impact from social service agencies on income values would require a thorough statistical analysis with numerous controls.

The working group has determined the growth of Median Family Income and Median Household Income from 1990-2000. This information follows the guidelines of the PILOT/Impact Committee to use data that is provided by official parties such as the government, and comes directly from the 1990 and 2000 census.

The comparison of Framingham's change in income values to the comparative communities offers insights into how Framingham has grown relative to others.

The committee has also calculated the population growth from the 1990 and 2000 census, as well as the estimated population change to 2004.

Background and Method

The Property & Income group calculated income growth rates using the 1990 and 2000 census. We did this for household income and family income. Family and Household are defined as follows

Household type and relationship

Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Family household (Family)

A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.¹

The working group also used the census information to calculate the population growth over this time period. In addition, government estimates for populations as of July 2004 were available and we determined the growth rate using these values for the 1990-2004 time frame.

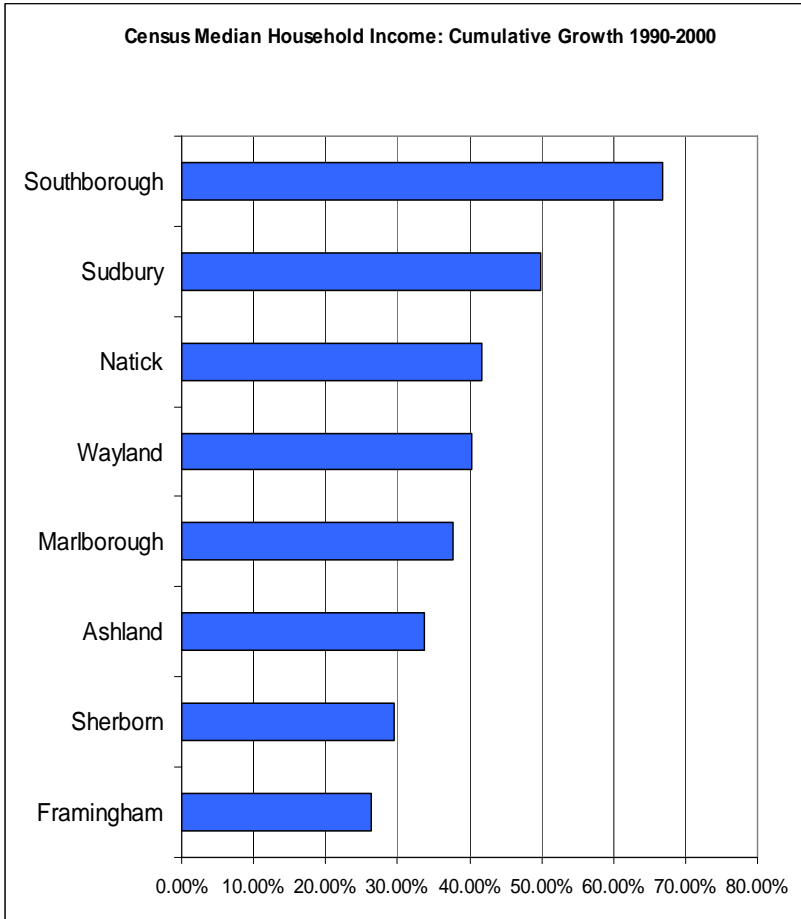
¹ The U.S. Census Bureau definitions http://quickfacts.census.gov/qfd/meta/long_101616.htm

Results

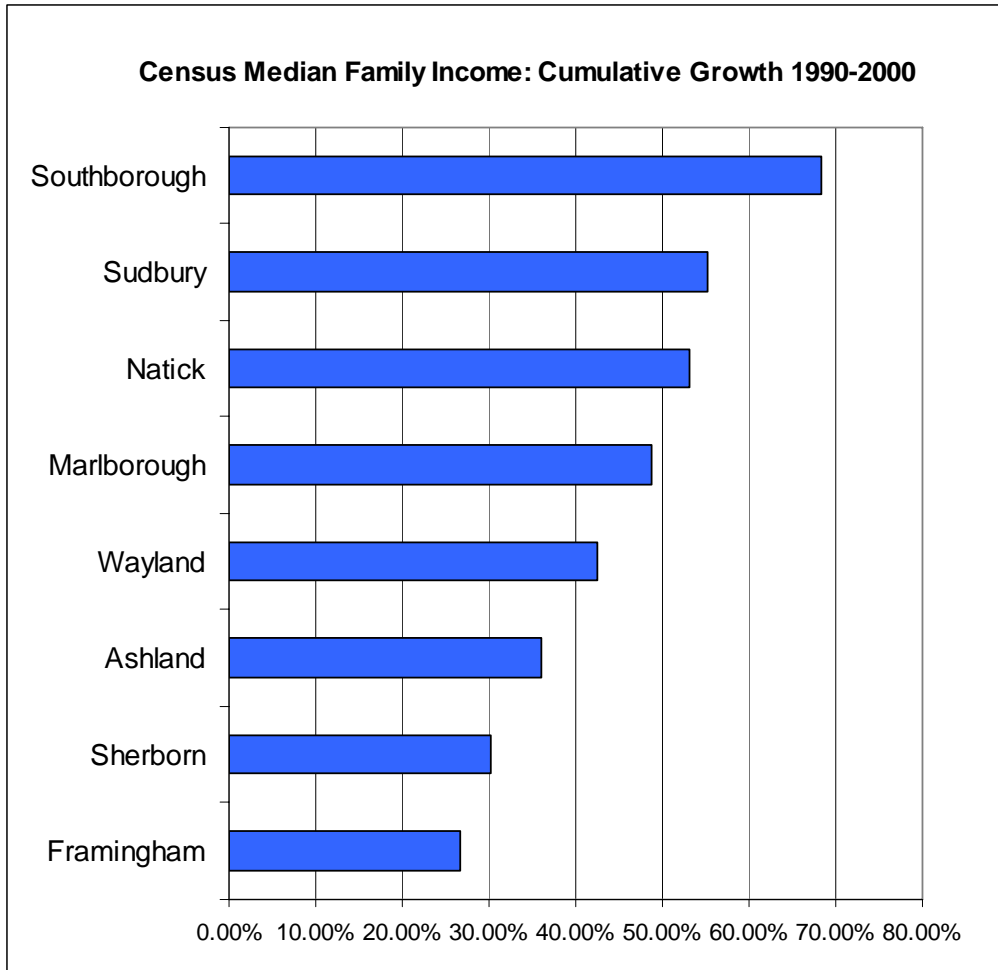
- Framingham ranked last out of 8 for 1990-2000 Median Household Income Growth for the “contiguous” communities
- Framingham ranked last out of 8 for 1990-2000 Median Family Income Growth for the “contiguous” communities
- Framingham ranked third from the bottom out of 18 for 1990-2000 Median Household Income Growth for the “other” communities
- Framingham ranked third from the bottom out of 18 for 1990-2000 Median Household Income Growth for the “other” communities
- Framingham ranked last for 1990-2000 Population Growth for the “contiguous” communities
- Framingham ranked last for 1990-2004 Population Growth for the “contiguous” communities
- Framingham ranked 8th from the bottom out of 18 for 1990-2000 Population Growth for the “other” communities
- Framingham ranked 5th from the bottom out of 18 for 1990-2004 Population Growth for the “other” communities

Tables and Charts

- Census Median Household Income growth 1990-2000 for “contiguous” communities
- Census Median Family Income growth 1990-2000 for “contiguous” communities
- Census Median Household Income growth 1990-2000 for “other” communities
- Census Median Family Income growth 1990-2000 for “other” communities
- Census Population Growth 1990-2000 for “contiguous” communities
- Population Growth 1990-2004 for “contiguous” communities
- Census Population Growth 1990-2000 for “others” communities
- Population Growth 1990-2004 for “other” communities

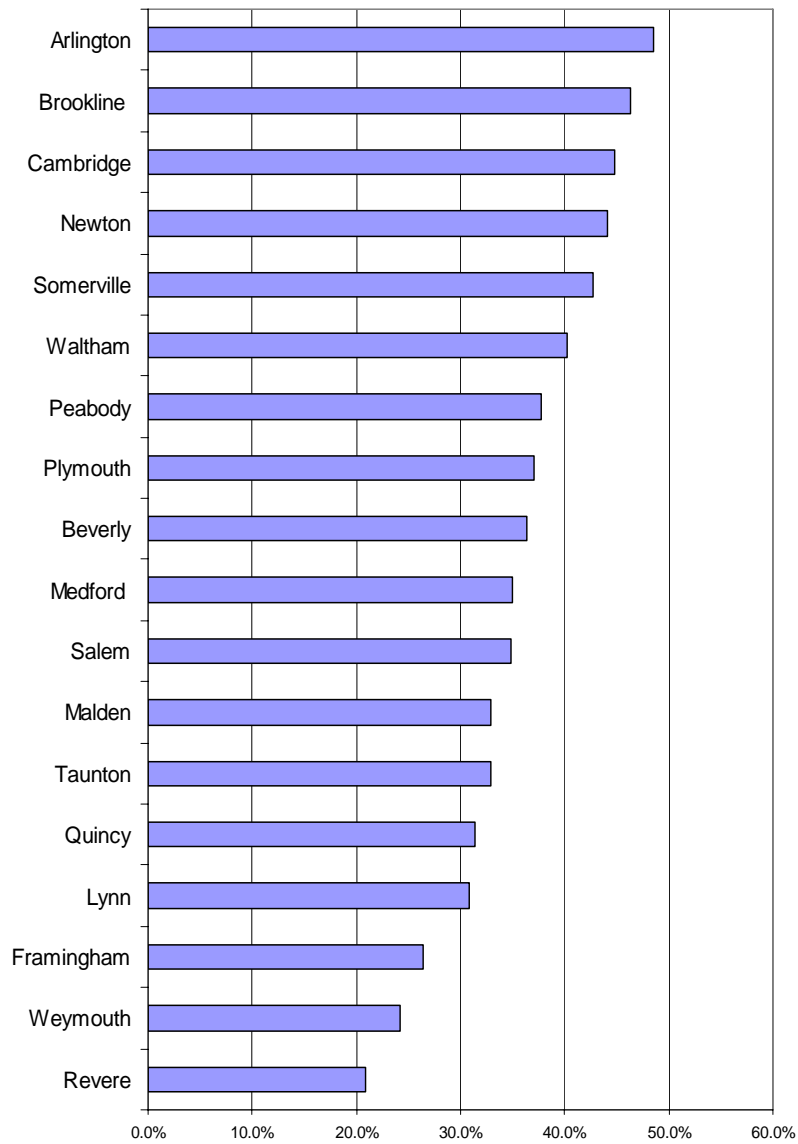


Towns	Median Household Income Growth 1990-2000
Framingham	26.40%
Sherborn	29.56%
Ashland	33.65%
Marlborough	37.67%
Wayland	40.22%
Natick	41.69%
Sudbury	49.93%
Southborough	66.80%



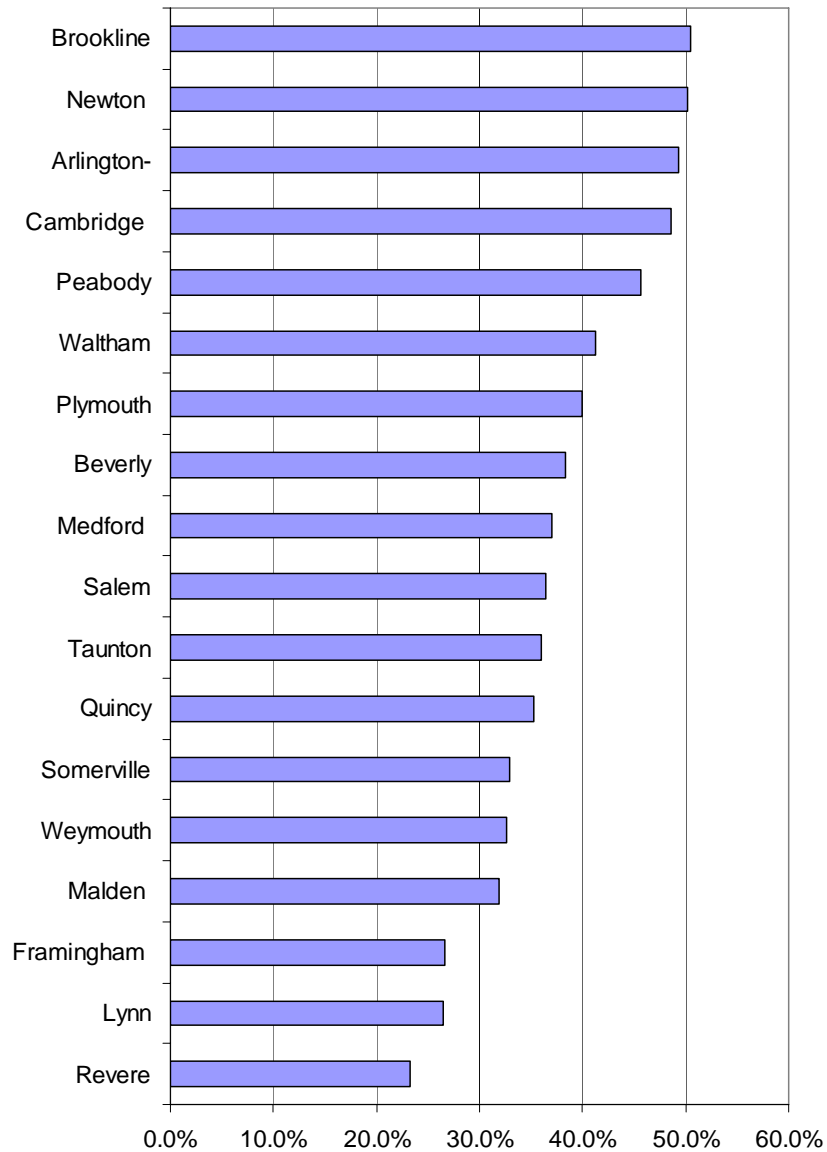
Towns	Median Family Income growth
Framingham	26.56%
Sherborn	30.23%
Ashland	36.04%
Wayland	42.48%
Marlborough	48.77%
Natick	53.08%
Sudbury	55.17%
Southborough	68.27%

Census Median Household Income: Cumulative Growth 1990-2000

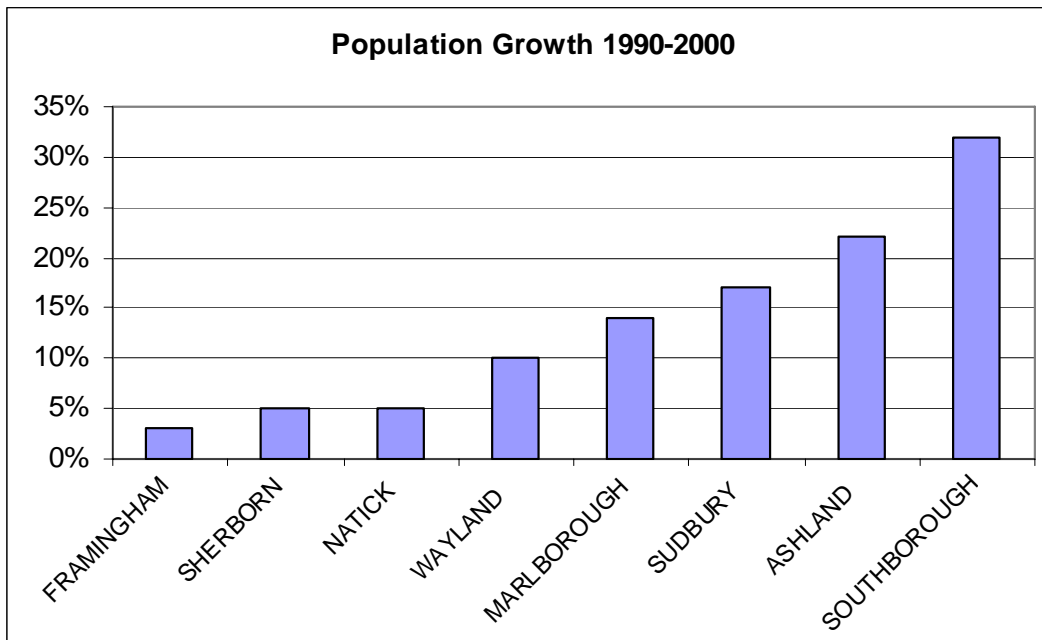


Towns	Median Household Income Growth
Revere	20.9%
Weymouth	24.2%
Framingham	26.4%
Lynn	30.9%
Quincy	31.4%
Taunton	32.9%
Malden	32.9%
Salem	34.9%
Medford	35.0%
Beverly	36.3%
Plymouth	37.1%
Peabody	37.8%
Waltham	40.2%
Somerville	42.7%
Newton	44.1%
Cambridge	44.8%
Brookline	46.3%
Arlington	48.6%

Census Median Family Income: Cumulative Growth 1990-2000

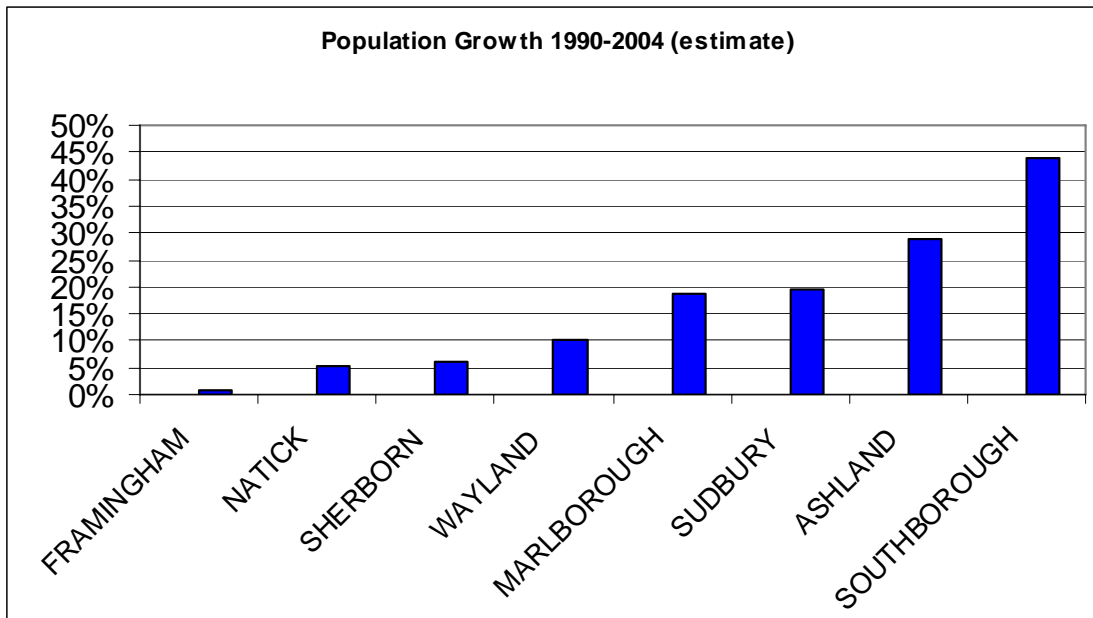


Towns	Median Family Income growth
Revere	23.2%
Lynn	26.4%
Framingham	26.6%
Malden	32.0%
Weymouth	32.6%
Somerville	33.0%
Quincy	35.2%
Taunton	36.1%
Salem	36.4%
Medford	37.1%
Beverly	38.4%
Plymouth	39.9%
Waltham	41.3%
Peabody	45.7%
Cambridge	48.6%
Arlington-	49.3%
Newton	50.3%
Brookline	50.5%

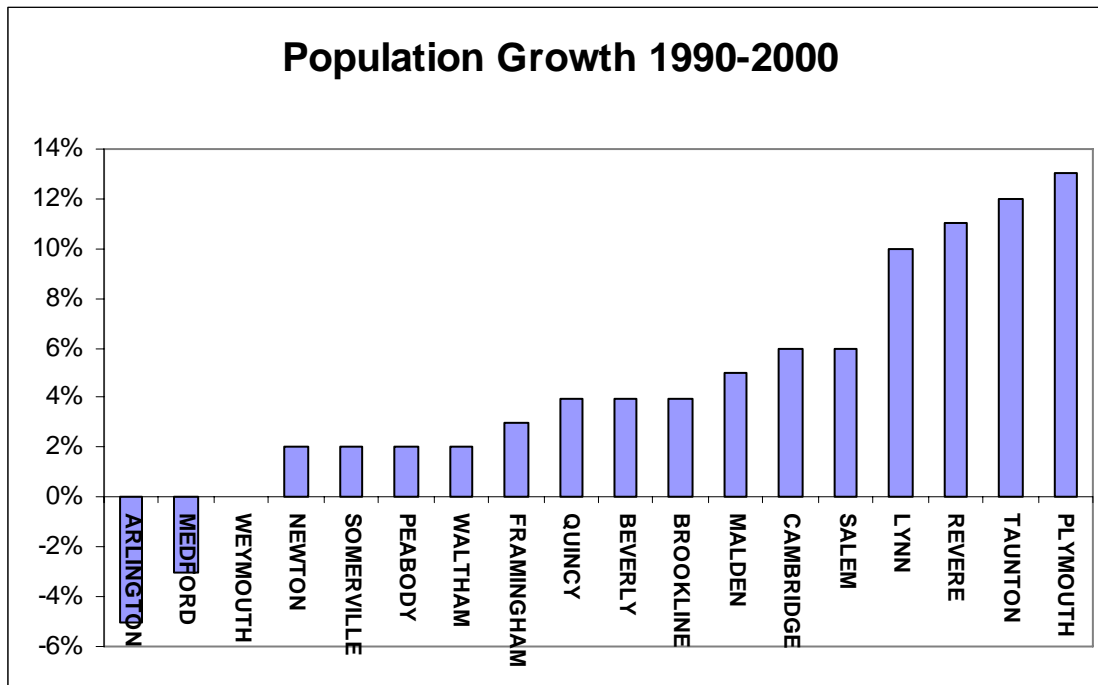


Community	1990-2000 Population Growth
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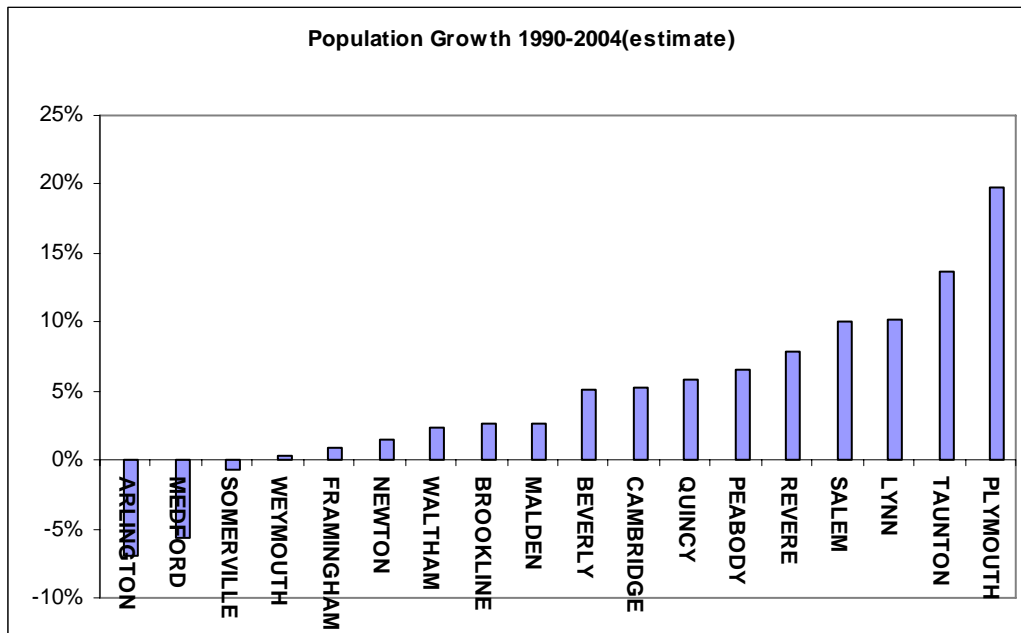
FRAMINGHAM	3%
SHERBORN	5%
NATICK	5%
WAYLAND	10%
MARLBOROUGH	14%
SUDBURY	17%
ASHLAND	22%
SOUTHBOROUGH	32%



Community	1990-2004(estimate) Population Growth
FRAMINGHAM	1%
NATICK	5%
SHERBORN	6%
WAYLAND	10%
MARLBOROUGH	19%
SUDBURY	20%
ASHLAND	29%
SOUTHBOROUGH	44%



Community	1990-2000 Population Growth
ARLINGTON	-5%
MEDFORD	-3%
WEYMOUTH	0%
NEWTON	2%
SOMERVILLE	2%
PEABODY	2%
WALTHAM	2%
FRAMINGHAM	3%
QUINCY	4%
BEVERLY	4%
BROOKLINE	4%
MALDEN	5%
CAMBRIDGE	6%
SALEM	6%
LYNN	10%
REVERE	11%
TAUNTON	12%
PLYMOUTH	13%



Community	1990-2004 (estimate) Population Growth
ARLINGTON	-7%
MEDFORD	-6%
SOMERVILLE	-1%
WEYMOUTH	0%
FRAMINGHAM	1%
NEWTON	1%
WALTHAM	2%
BROOKLINE	3%
MALDEN	3%
BEVERLY	5%
CAMBRIDGE	5%
QUINCY	6%
PEABODY	7%
REVERE	8%
SALEM	10%
LYNN	10%
TAUNTON	14%
PLYMOUTH	20%

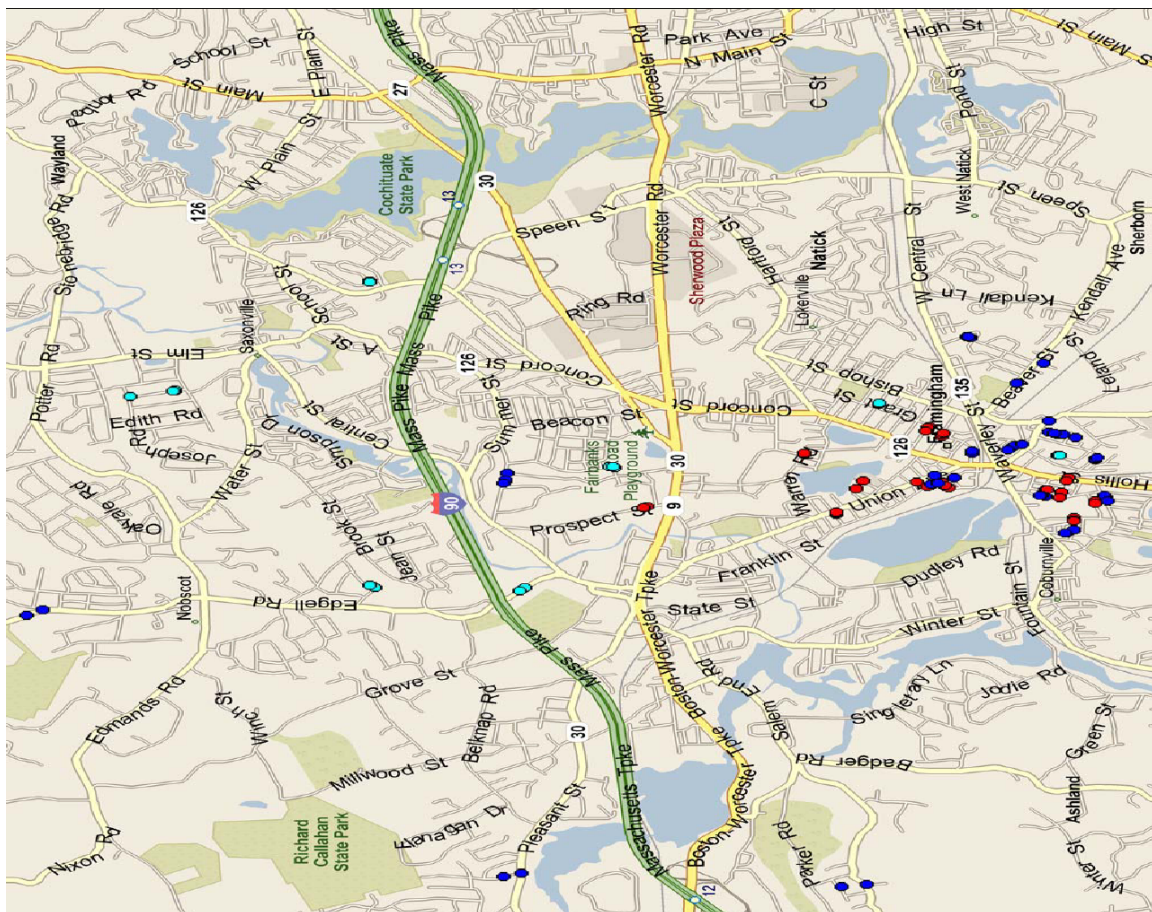
Addendum to P & I Report

Question: How many new construction housing units does Framingham have during time of study?

GEOGRAPHY	Total Housing Units		housing growth
	1990 Census	Census 2000	
FRAMINGHAM	26,402	26,734	1%

Question: Can you give a concrete example of the growth of assessed value for a home valued at \$150,000 in 1990 for each of the time periods used?

Assessed Value of Home for the following groups:	1990	2005	Growth of Neighbors	Diff Town
Owned by SSA on or before 1990	\$150,000	\$262,500	75%	-\$12,000
Owned by SSA 1991-1999	\$150,000	\$244,500	63%	-\$30,000
Owned by SSA 2000-2005	\$150,000	\$286,500	91%	\$12,000
Town Average	\$150,000	\$274,500	83%	



- Pushpins
- Bought before 1991
 - Bought 1991-1999
 - Bought 2000-2005

Individual Property Analysis Mapping

Appendix 1: Study of Social Service Properties owned on or before 1990 and neighboring properties

1990-2005 benchmark growth for residential properties for Framingham is 83%

The addresses in **bold** are social service properties purchased on or before 1990.

Each social service property has 3 neighboring properties associated with it.

The growth rates of the neighboring properties is included.

Property type and cumulative renovations from 1990 are also included when available

Year	Address	1990	2005	Total 1990 Neighbor value	Total 2005 Neighbor value	1990-2005 Growth	Property Type	Renovations
1983	58 Prospect	\$163,500	\$176,600				101	\$13,000
	64 Prospect	\$154,800	\$275,500				101	\$3,000
	65 Cypress	\$175,600	\$292,100				101	\$200
	57 Cypress	\$150,800	\$261,700	\$644,700	\$1,005,900	56%	101	\$0
1984	46 Lanewood Ave	\$244,100	\$378,500				101	\$172,000
	44 Lanewood	\$208,000	\$368,200				101	\$2,000
	45 Lanewood	\$208,200	\$369,900				101	\$10,800
	48 Lanewood	\$249,100	\$395,600	\$665,300	\$1,133,700	70%	101	\$0
1984	25 Otis St	\$228,500	\$370,100				101	\$52,596
	17 Otis	\$184,400	\$366,500				101	\$3,000
	20 Otis	\$158,200	\$322,700				101	\$0
	13 Otis	\$221,600	\$352,100	\$564,200	\$1,041,300	85%	101	\$0
1986	206 Warren Road	\$260,900	\$386,600				101	\$402,000
	209 Warren Road	\$168,800	\$310,900				101	\$0
	203 Warren Road	\$163,800	\$319,000				101	\$0
	200 Warren Road	\$266,700	\$366,600	\$599,300	\$996,500	66%	101	\$0
1986	76 Clark Street	\$176,300	\$300,900					\$203,400
	70 Clark	\$139,200	\$294,000				104	\$0
	72 Clark	\$212,200	\$273,600				111	\$0
	73 Clark	\$136,700	\$275,500	\$488,100	\$843,100	73%	105	\$0
1986	58 Clinton	\$336,000	\$309,900					\$181,000
	64 Clinton	\$154,600	\$288,800				101	\$0
	70 Clinton	\$170,600	\$307,000				101	\$11,000
	71 Clinton	\$246,000	\$423,300	\$571,200	\$1,019,100	78%		\$27,000
1986	154 Union Ave	\$364,800	\$258,600					\$75,000
	141 Franklin	\$171,800	\$337,500				105	\$9,658
	115 Franklin	\$235,400	\$240,900				121	\$0
	144 Franklin	\$207,400	\$346,400	\$614,600	\$924,800	50%	105	\$0

1988	10-12 Pine street	\$171,800	\$335,800				121	\$65,000
	16 Pine	\$142,000	\$242,300				104	\$0
	255 Hollis Street	\$234,700	\$367,600				111	\$9,000
	15 Pine	\$158,000	\$266,200	\$534,700	\$876,100	64%	104	\$3,000
1989	50-52 highland	\$181,100	\$330,500				104	\$0
	47 Highland Street	\$113,300	\$222,200				101	\$0
	46 Highland	\$116,000	\$249,700				101	\$1,500
	51 Highland	\$119,300	\$215,400	\$348,600	\$687,300	97%	101	\$3,000
1990	10-12 Coburn	\$130,500	\$251,700					\$0
	16 Coburn	\$137,800	\$290,200				104	\$0
	2 Coburn	\$242,900	\$359,100				111	\$0
	71 Mellen	\$171,800	\$335,900	\$552,500	\$985,200	78%	104	\$0
1990	70 Pearl Street	\$225,100	\$485,100					\$15,475
	62 Pearl	\$169,900	\$404,200				105	\$13,400
	66 Pearl	\$143,400	\$388,200				104	\$0
	80 Pearl	\$242,300	\$376,200	\$555,600	\$1,168,600	110%	111	\$0
1990	40 Evergreen	\$451,400	\$318,300					
	25 Learned	\$140,800	\$280,300				101	\$0
	28 Learned	\$125,200	\$230,800				104	\$0
	27 Learned	\$114,800	\$224,400	\$380,800	\$735,500	93%	101	\$0
All properties 1990-2005 Growth		\$9,290,100	\$15,143,100			63%		
Neighbor 1990-2005 growth		\$6,519,600	\$11,417,100			75%		

note: not all codes could be determined

Appendix 2: Study of Social Service Properties owned 1991-1999 and neighboring properties

1990-2005 benchmark growth for residential properties for Framingham is 83%

The addresses in **bold** are social service properties purchased on or before 1990.

Each social service property has 3 neighboring properties associated with it. The growth rates of the neighboring properties is included.

Property type and cumulative renovations from 1990 are also included when available

Year	Address	1990	2005	Total 1990 Neighbor value	Total 2005 Neighbor value	1990-2005 Growth	Property Type	Renovations
Purchased								
1992	7 Lexington St	\$161,900	\$296,100					\$0
	115 Franklin	\$235,400	\$240,900				121	\$3,000
	100 Pearl	\$231,000	\$371,100				121	\$0
	123 Franklin	\$135,200	\$300,900	\$601,600	\$912,900	52%	101	\$16,500
1992	86 Kendall Street	\$205,000	\$178,100					\$46,000
	90 Kendall	\$157,000	\$367,900				104	\$0
	93 Kendall	\$194,000	\$371,000				105	\$14,500
	103 Kendall	\$189,700	\$397,700	\$540,700	\$1,136,600	110%	105	\$30,562
1993	43,45,47,49,51 South	\$518,200	\$339,600					\$0
	44 South	\$179,500	\$282,200				104	\$18,000
	7 Arlington	\$137,400	\$229,600				101	\$0
	52 South	\$149,300	\$256,700	\$466,200	\$768,500	65%	104	\$10,000
1993	126 Beaver #54	\$51,800	\$51,800				102	
	126 Beaver # 52	\$54,400	\$50,200				102	
	126 Beaver # 53	\$54,400	\$50,200				102	
	126 Beaver #55	\$54,400	\$51,800	\$163,200	\$152,200	-7%	102	
1993	17 Second Street #9	\$90,000	\$89,300				102	
	17 Second St # 9A	\$91,600	\$93,500				102	
	17 Second St #11A	\$90,500	90,400				102	
	150 2nd Street #301	\$85,900	83,300	\$268,000	\$267,200	0%	102	
1993	51 Cedar St	\$204,900	\$346,700				101	\$0
	47 Cedar	\$141,500	\$275,500				104	\$40,000
	57 Cedar	\$129,600	\$255,400				101	\$0
	58 Cedar	\$180,700	\$315,000	\$451,800	\$845,900	87%	104	\$6,500
1993	91 Waushakum St	\$161,000	\$313,900				101	\$146,700

	83 Waushakum	\$158,200	\$286,700				104	\$11,200
	84 Waushakum	\$243,300	\$367,300				111	\$0
	79 Waushakum	\$158,200	\$276,700	\$559,700	\$930,700	66%	104	\$0
1993	58 Bridges Street	\$119,000	\$229,000					\$0
	44 Coburn	\$127,500	\$255,200				101	\$3,000
	54 Bridges	\$150,500	\$291,800				104	\$8,260
	53 Bridges	\$173,000	\$273,600	\$451,000	\$820,600	82%	111	\$4,000
1993	15 Second Street							
	#3a	\$91,400	\$48,900				102	
	15 2nd St # 5	\$89,900	\$47,000				102	
	15 2nd St # 9A	\$91,600	\$49,200				102	
	27 2nd St	\$218,000	\$359,600	\$399,500	\$455,800	14%	104	
1994	961 Pleasant St	\$241,500	\$380,200				101	\$0
	963 Pleasant	\$304,200	\$394,300				101	\$0
	14 Foxhill	\$259,800	\$428,400				101	\$3,500
	970 Pleasant	\$181,600	\$410,400	\$745,600	\$1,233,100	65%	101	\$24,000
1994	1224 Edgell Road	\$338,300	\$416,300				101	\$4,000
	1222 Edgell	\$263,300	\$411,400				101	\$34,900
	1243 Edgell	\$284,800	\$415,500				101	\$0
	1239 Edgell	\$238,400	\$358,700	\$786,500	\$1,185,600	51%	101	\$2,500
1995	18 - 20 Summit St	\$262,300	\$383,000				104	\$23,400
	16 Summit Street	\$140,000	\$266,100				101	\$900
	17 Summit	\$204,800	\$256,500				111	\$0
	235 Irving	\$120,400	\$237,800	\$465,200	\$760,400	63%	101	\$4,000
1995	947 Salem End	\$252,800	\$402,700				101	\$0
	949 Salem End	\$250,400	\$358,100				101	\$2,472
	948 Salem End	\$297,400	\$436,200				101	\$0
	6 Foothill	\$263,100	\$373,000	\$810,900	\$1,167,300	44%	101	\$4,500
1996	82 Indian Head Rd	\$258,000	\$495,000				101	\$2,000
	80 Indian Head	\$202,100	\$423,700				101	\$0
	83 Indian Head	\$198,100	\$365,000				101	\$5,400
	77 Indian Head	\$219,200	\$430,300	\$619,400	\$1,219,000	97%	101	\$2,640
1996	51 Winthrop	\$131,500	\$265,700				101	\$37,800
	45 Winthrop	\$215,600	\$262,100				121	\$6,000
	59 Winthrop	\$159,800	\$249,700				101	\$8,000
	60 Winthrop	\$153,000	\$250,000	\$528,400	\$761,800	44%	101	\$0
1997	24 Summit St	\$140,000	\$257,300				101	\$75,510
	36 Summit	\$146,300	\$260,000				101	\$0
	40 Summit	\$117,700	\$218,900				101	\$0
	33 Summit	\$143,900	\$263,900	\$407,900	\$742,800	82%	101	\$2,500

1999	56 Eaton Rd							
	West	\$192,000	\$333,800				101	\$4,600
	48 Eaton Road							
	West	\$187,800	\$304,900				101	\$48,000
	65 Eaton Road							
	West	\$172,900	\$316,500				101	\$0
	51 Eaton Road							
	West	\$153,800	\$288,700	\$514,500	\$910,100	77%	101	\$800
All properties 1990-2005								
Growth		\$12,199,700	\$19,097,900			57%		
Neighbors 1990-2005								
growth		\$8,780,100	\$14,270,500			63%		

note: not all codes could be determined

Appendix 3: Study of Social Service Properties owned 2000-2005 and neighboring properties

1990-2005 benchmark growth for residential properties for Framingham is 83%

The addresses in **bold** are social service properties purchased on or before 1990.

Each social service property has 3 neighboring properties associated with it. The growth rates of the neighboring properties is included.

Property type and cumulative renovations from 1990 are also included when available

Year	Address	1990	2005	Total 1990 Neighbor value	Total 2005 Neighbor value	1990- 2005 Growth	Property Type	Renovations
Purchased								
2001	248 Edgell Road	\$769,100	\$806,100				101	\$57,000
	254 Edgell	\$200,000	\$349,400				101	\$0
	240 Edgell	\$182,700	\$364,500				101	\$0
	250 Edgell	\$228,700	\$366,700	\$611,400	\$1,080,600	77%	101	\$14,800
2002	13 Donna Road	\$156,900	\$349,400				101	\$0
	11 Donna	\$157,200	\$315,700				101	\$1,830
	14 Donna	\$157,100	\$352,500				101	\$16,000
	15 Donna	\$180,900	\$330,900	\$495,200	\$999,100	102%	101	\$0
2003	26 Clara Rd	\$181,100	\$352,100				101	\$10,500
	22 Clara	\$152,900	\$296,700				101	\$0
	11 Joseph	\$168,900	\$330,800				101	\$0
	24 Clara	\$176,800	\$314,500	\$498,600	\$942,000	89%	101	\$15,000
2003	4 Terri Road	\$184,000	\$337,800				101	\$80,250
	2 Terri	\$162,000	\$301,600				101	\$52,100

	6 Terri	\$166,300	\$336,500				101	\$0
	7 Terri	\$173,400	\$335,500	\$501,700	\$973,600	94%		\$0
2004	46 Pratt St	\$232,400	\$273,800				121	\$245,453
	39 Pratt	\$162,400	\$318,900				101	\$0
	40 Pratt	\$185,100	\$337,600				104	\$1,000
	47 Pratt	\$175,600	\$329,000	\$523,100	\$985,500	88%	104	\$8,700
2005	3 mayflower Rd						101	\$4,300
	1 Mayflower	\$144,200	\$264,200				101	\$0
	2 Mayflower	\$145,800	\$259,100				101	\$7,000
	5 Mayflower	\$147,000	\$261,200	\$437,000	\$784,500	80%	101	\$0
2005	84 Mansfield						104	\$10,050
	80 Mansfield	\$149,100	\$314,000				104	\$31,826
	81 Mansfield	\$157,300	\$323,200				104	\$0
	83 Arthur	\$136,500	\$314,000	\$442,900	\$951,200	115%	101	\$0
All properties 1990-2005 Growth		\$4,153,500	\$7,100,000			71%		
Neighbor 1990-2005 growth		\$3,509,900	\$6,716,500			91%		

Note: growth rates for 3 Mayflower and 84 Mansfield could not be determined. However, the growth rates for the neighboring properties were determined.

note: not all codes could be determined

Appendix 4: Social Service properties owned in 2005, used in this report.

1990-2005 Growth of residential properties owned by social service agencies .

1990-2005 benchmark growth for residential properties in Framingham is **83%**

Year Purchased	SSA properties	1990	2005	1990-2005 Growth	Property Type	Renovations
1983	58 Propsect	\$163,500	\$176,600	8%	101	\$13,000
1984	46 Lanewood Ave	\$244,100	\$378,500	55%	101	\$172,000
1984	25 Otis St	\$228,500	\$370,100	62%	101	\$52,596
1986	206 Warren Road	\$260,900	\$386,600	48%	101	\$402,000
1986	76 Clark Street	\$176,300	\$300,900	71%		\$203,400
1986	58 Clinton	\$336,000	\$309,900	-8%		\$181,000
1986	154 Union Ave	\$364,800	\$258,600	-29%		\$75,000
1988	10-12 Pine street	\$171,800	\$335,800	95%	121	\$65,000
1989	50-52 highland	\$181,100	\$330,500	82%	104	\$0
1990	10-12 Coburn	\$130,500	\$251,700	93%		\$0
1990	70 Pearl Street	\$225,100	\$485,100	116%		\$15,475
1990	40 Evergreen	\$451,400	\$318,300	-29%		
1992	7 Lexington St	\$161,900	\$296,100	83%		\$0
1992	86 Kendall Street	\$205,000	\$178,100	-13%		\$46,000
1993	43,45,47,49,51 South	\$518,200	\$339,600	-34%		\$0
1993	126 Beaver #54	\$51,800	\$51,800	0%	102	
1993	17 Second Street #9	\$90,000	\$89,300	-1%	102	
1993	51 Cedar St	\$204,900	\$346,700	69%	101	\$0
1993	91 Waushakum St	\$161,000	\$313,900	95%	101	\$146,700
1993	58 Bridges Street	\$119,000	\$229,000	92%		\$0
1993	15 Second St # 3A	\$91,400	\$48,900	-46%	102	
1994	961 Pleasant St	\$241,500	\$380,200	57%	101	\$0
1994	1224 Edgell Road	\$338,300	\$416,300	23%	101	\$4,000
1995	18 - 20 Summit St	\$262,300	\$383,000	46%	104	\$23,400
1995	947 Salem End	\$252,800	\$402,700	59%	101	\$0
1996	82 Indian Head Rd	\$258,000	\$495,000	92%	101	\$2,000
1996	51 Winthrop	\$131,500	\$265,700	102%	101	\$37,800
1997	24 Summit St	\$140,000	\$257,300	84%	101	\$75,510
1999	56 Eaton Rd West	\$192,000	\$333,800	74%	101	\$4,600
2001	248 Edgell Road	\$769,100	\$806,100	5%	101	\$57,000
2002	13 Donna Road	\$156,900	\$349,400	123%	101	\$0
2003	26 Clara Rd	\$181,100	\$352,100	94%	101	\$10,500
2003	4 Terri Road	\$184,000	\$337,800	84%	101	\$80,250
2004	46 Pratt St	\$232,400	\$273,800	18%	121	\$245,453
Total 1990-2005 Growth		\$7,877,100	\$10,849,200	38%		

Appendix 5: Properties sold by social service agencies. These properties were owned in 1990.

Year Sold	SSA properties	1990	2005			1990-2005 Growth	Property	Renovations
1996	4 Thurber St	\$160,800	\$328,800			104%	109	\$0.00
	259 union	\$243,500	\$514,400				104	
	20 Myrtle	\$154,700	\$353,200				104	
	14 Myrtle	\$150,300	\$339,700				101	
				\$548,500	\$1,207,300	120%		
1996	45 Leland	\$485,000	\$755,800			56%	112	\$0.00
	65 Leland	\$123,500	\$219,400				101	\$0
	68 Leland	\$126,000	\$382,500				101	\$1,400
	21 Weld	\$104,800	\$228,600				101	
				\$354,300	\$830,500	134%		
1990-2005 Growth All properties		\$1,548,600	\$3,122,400			102%		
1990-2005 growth neighboring properties		\$902,800	\$2,037,800			126%		
1990-2005 growth of SSA properteis sold		\$645,800	\$1,084,600			68%		

Questions and Comments:

Jim confirmed that the group started with 82 properties and that number was reduced to 36 because of the criteria of the study.

Nick explained that they worked hard to eliminate bias. For example, using the same number of neighboring properties for each social service property; using only one property per building; a neighboring property should not be owned by a social service property

Laurie showed the map of the study. It is a visual aid and shows several things:

- Properties are spread throughout the town
- The groups delineated by year of purchase for social service property are color coded
- The properties and neighbors are tightly grouped

Jim asked why we picked # 9 Second Street.

Laurie said that there is no real reason. Most likely at the time the neighboring properties that were used were close to this number.

Nick added that the important point is that you didn't pick that number for any particular reason.

Laurie added that when the P&I group collected the list of neighboring properties to look up the 1990 value in the books, they only had a name and address. They did not know the 2005 value. They did not look those up and link them to the properties until after they were done choosing.

Bob asked if the groupings of properties meant that the growth was for different time periods.

Laurie said that all growth is always 1990-2005. The groupings represent different time periods of ownership of social service properties. They separated the groups to see the impact on neighbors when a property is owned by a social service for 2 years versus 15 years. This type of information is hidden when you have just one grouping.

There were two social service properties in the 2000-2005 group that did not meet all requirements because we could not find the 1990 values and could not calculate the growth. However, because we could find neighbors we included them.

Bob asked if there is any difference in the way the social service properties are assessed compared to other properties.

Laurie said that everything she has read indicated that they should be assessed the same way. There are State guidelines that were distributed and the State checks all assessments.

Jim asked how much growth has taken place between the 2000 census and 2005.

Nick summarized that up until now the only issue the committee has undecided is on page 17, the issue of including Mayflower or Mansfield should be in or out. The sub committee is indifferent. It provides more information, but as Mr. Palmer pointed out it doesn't fit exactly as we have done. Are there any opinions?

Bob said that he didn't think it made a difference as long as its there and noted.

And we need to make sure the assessments are done in the same way.

Jim asked if all the properties are tax exempt.

Laurie said they were mostly tax exempt but some are taxed.

Jim said that there is a difference between a property paying taxes and one not paying.

Nick thought that Jim is raising the issue of controls: to interpret the data we need controls. The difficulty the P&I have had is that controls were denied. And it is possible that there are other things besides what Jim is referring to that make a difference but they were not allowed into the study by the committee.

Wes thought that Jim's comment about the tax status could be noted in the method.

Nick thought it was a control and not a question of method.

Bob said we are just looking at the property value not the taxes.

Nick spoke to the data source for population numbers. They are from the Massachusetts data bank. He wanted to emphasize that the 2004 numbers are estimates. They are government estimates but he has found them off base in some cases.

Nick summed up that we have made a big effort to not to have interpretations and not to line up data with each other to force interpretations.

While mistakes can happen, this information has been checked several times and the group is confident in the information.

Jim said this information does not surprise him at all.

Jim thought we had a negative population in the State because people are moving out and he assumes we have a negative income growth.

Dawn asked if this information is available on an excel file.

Laurie said she sent it on an excel file.

Dawn spoke about appendix 4: she thought it might be more useful to have all values filled in rather than cumulative

Dawn wanted to have each individual property growth listed.

Nick thought it would cloud the information if it were explicitly included. It is of course, implicitly included. It would be messy.

Dawn asked about the issue of excluding for renovations. Dawn wondered if eliminating renovations skews the data.

Nick did not think so considering the tremendous amount of renovations occurring in the social service properties themselves. Additionally, she is suggesting using a control. That everything should be exactly the same. This is a valid point. But the issue is the ability to do controls.

Dawn said that when a neighbor has renovations done to a property it raises the value of all properties and she is not looking for controls but rather to include everything. If we are artificially cutting out neighborhoods that have done renovations then we are putting in a control. It is better to do nothing regarding renovations.

She said she is impressed with the work she just wants to be sure the same standards are applied.

Laurie said that there was unnecessary confusion regarding renovations and she should have not included that requirement when she wrote this up, because it ended up being irrelevant. It was an assumption at the beginning of the study that they had to exclude major renovations but in

fact they were only faced with the issue one time.(One home near went from a ranch to a colonial) She listed all renovations and improvement dollar amounts for each property instead as seen in the appendix.

She thinks she created a problem where there isn't one as can be seen from the list of renovation amounts of the neighboring properties.

Jim asked if we were relying on permit values and didn't think it meant much.

Laurie said it was just general information and didn't intend for it to have significant meaning.

Changes:

Remove the statement regarding renovations since the group did not have to use that requirement and it is misleading.

Add in to the chart the growth of the 2 properties owned by SSA in 1990 and sold in 1996 to a private party.

Jim wanted on page 14 a note saying that some of these properties are tax exempt and some are not.

Make it clear that the number of properties owned or rented by SSA in 1990 are ALL property types i.e. not just residential.

The sources for the data should be listed on and off the charts.

Jim wanted to see the following information added:

Chart for the population growth of the State and the income growth of the State.

Bob thanked the P & I committee on behalf of the entire committee for their in depth work. It is a great way to start off the year for all the other groups to work up to this level.

Bob said that we have not taken this up in the analysis phase yet, that will happen down the road.

Nick said that he would like to see this accepted by the committee. That doesn't mean that we are bound by any interpretation. The group has done this on good faith. We have included everything. Perhaps there are some small errors or whatever, but he thinks it is important for the committee to say we can move on. According to Robert's Rules none of the group members can make that motion. So he urges others to do move to adopt.

Bob asked if that was to adopt or accept.

Nick said that they are identical according to Robert's Rules but it is recommended by Robert's that one uses adopt

Yaakov moved to adopt the Report by the P & I working group

Steve second

Wes asked what the consequences of not adopting it would be. Why would we and why wouldn't we?

Nick said that it is almost psychological. We want to move on to other things. This has been a huge burden and once we adopt it, with all the changes recommended, we can move on to other things and put this behind us.

Nick emphasized that if there is any error or needed changes of course that will be fixed.

It stands for simply the data. No interpretation.

Dawn wanted to delay this vote for a week. One person mentioned that he only got it on Saturday. She has not had as much time to look at it as she wanted to. There were a number of suggestions. Dawn added that she has a number of questions and she would not like to rush into adopting this. She did not think the group would be psychologically harmed by waiting a week.

Nick said that there is a motion on the floor. She could abstain. If she feels next week that there is material that needs incorporation, she can bring that up.

Nick said that speaking on behalf of the P&I group, we really want this out.

Jim thought there is a difference between adopting and accepting. Adopting something means it becomes a working document that you uphold. If you accept something it becomes an informational document that you can refer to and make corrections to.

He thinks this is the latter and now we as a total body will have to interpret. It is there for informational purposes only.

Steve didn't see any difference. It is simply what Robert's Rules says.

Nick said that on page 490 it says: ... "adopt, accept and agree are equivalent"

According to Robert's Rules there is no difference.

Dawn thought it was said that the group would give a walk through and then at a later date we would come back and give our questions. If we adopt it we are no longer questioning it.

She said she has been listening to the report and thinking about questions but not asking the tough questions that she thinks needs to be asked about it. One week is not too much to ask to wait before we accept the document.

Laurie asked if Dawn wanted to ask her questions now.

Dawn said No. It was represented that we would do that at a later time and she wants to do it then.

Yaakov called a point of order. He disagreed with that statement. No representation was made. Jim made a motion, there was discussion and the group decided to just proceed. That issue was left hanging.

Bob said that there is an option that someone can move to table the motion on the floor.

Dawn moved to table it for one week.

Jim called a point of order because that is not what he said. He thought the agreement to proceed with the report was to accept it for informational purposes so we could have a walk through of the report. We did that.

He thought we were voting on it at a later time.

Bob said that he did not want to vote against it because there is a 99% chance he will support it next week.

But he did not want to come to a final decision on it and need a vote of the committee to discuss it next week.

Nick said that difficult questions will come. But those questions will most likely be about interpretations. He said that if we can agree that there will be different interpretations and accept that, then we can move on. We have made a tremendous effort to put zero interpretation on it. He agrees difficult questions will come, but he ventures to say they will be regarding the importance of items and interpretations. Collectively we should take the view that what people are doing is acceptable to people. The difficult questions will come in the interpretations, not the work.

Dawn said that with all due respect, the previous speaker cannot speak to whether she will have difficult questions on the subject matter and the results of the data. It is presumptuous to assume what questions she will ask.

Jim went back to his original point. How many people have actually had the opportunity to go through that report page by page?

Most did.

Dawn said she read it but did not analyze it. She wanted to hear a presentation. She thought there would be more time. This was a remarkably quick process.

Jim said that this is a large document and he did not have enough time to study it. To have it for 2 or 3 days is not acceptable.

Laurie said she was a bit confused. At the last meeting, the group asked if she could send it out early so they could have a few days to study the report. She said she worked very hard, all night, Thursday to get it out by Friday night. She was understood that this would give people enough time to study it before the presentation.

Laurie added that she is concerned, .It is the middle of January and we need to think about moving forward if we are going to get a report by April.

Steve wanted to review what we are talking about. We are saying that we are accepting the data presented tonight. The document after it has been modified will come back for final approval.

The group discussed this comment and said this is not what is on the table.

Nick said that if anyone wants to bring this back up to re question, they can abstain and do so.

Dawn commented that they might want to, but if a majority of the group doesn't there is no way to re visit it.

If someone wants to make some substantial changes to this work, a majority of the group would have to be convinced so she is asking the majority of the committee for another week to consider this. That would give unanimous acceptance rather than a split vote and a divided committee.

Jim Palmer said that he didn't find anything wrong with this report. He continued that he accepts the report but agrees with Dawn and doesn't want to vote on it.

Nick explained that if Jim presents something that Nick finds acceptable he does not question approval or say "maybe I missed something". He gives Jim the benefit of the doubt. What appears to Nick is that this is a problem that has come up in this committee several times. We make presentations and then, more time is needed.

Nick said that, when other people make presentations, he takes those people on good faith and if he sees no problem he goes ahead and votes to accept it. He likes to show respect to other people.

Nick said he doesn't understand: if Jim finds nothing wrong with it why not vote to accept it.

Motion Adopt the report with the changes and corrections

Table

Vote: 4 in favor 6 opposed fail

Vote on Motion : 6 in favor 1 oppose 3 abstain pass

Education

Wes will set up some meeting times and the group will meet

Schedule

No meeting on April 4 (election night) we will meet on Thursday 4/6

Background

Laurie sent out some changes to numbering of the condo's on second street. She was able to use the Warren data to find the actual numbers. The count stays the same.

Laurie moved to accept the changes to fifteen and seventeen second street

Dawn second

Vote: 10 in favor 0 opposed 0 abstain

The issue regarding advocacy groups was postponed

Jim discussed the Salvation Army and passed out a description and mission statement of the Salvation Army.

Bob said that he sent Town Counsel a request for a decision on the Salvation Army and other groups that use religious sites.

Yaakov asked if we couldn't resolve this by separating out the S.A. Community Corps

Dawn asked if Bob could forward the email to town counsel to the group.

Jim brought up the suggestions from Mark Purple and the information from the police department.

Laurie clarified that those addresses is information from the police regarding our questionnaire. It is data that has come back from the police.

Dawn was curious about the committee's understanding about what is supposed to happen with the town manager. As she understood it ,it seemed that we wanted to have the town manager light a fire under the police department to get us the information.

She asked if that was the group's understanding or just hers?

It seems from the response that Laurie got, that wasn't the result.

That the town manager, according to Laurie , has essentially re-iterated Chief Carl's response.

Laurie answered that if the group wants to light fires, don't send her.

What she did was take the motion, almost word for word, that we are to bring the issue of the police questionnaire to the town manager and ask him to resolve the issue for us.

She said she explained the issue, and wrote an email fairly word for word to the group and the town manager.

I met with Mark Purple, I.T.M., on Wednesday 1/4/2006, as instructed by the committee.

He is aware of and has copies of our questionnaires to the various departments.

I explained that the response from the Police Department regarding our survey caused concerns among many members of the committee. The committee was interested in his insights and potential help in resolving this problem.

I told him that my understanding of the situation is that while the department will provide the committee with specific information regarding the addresses, the expectation that the committee uses the studies, annual reports and crime statistics available from the police department to answer the other questions raised some questions.

I explained that there were concerns regarding the efficacy of this approach and that some of the questions might require interpretation and judgments that were best left to the police.

Mr. Purple indicated he was aware of the situation and suggested that the committee go through the materials provided and answer the questions that can be answered and send him the questions that cannot be. He will then see that they are answered.

He also said that we can either send him the individual questions as they arise, or save them till we are finished. That is up to us.

He responded to Laurie that if the committee could review the reports and answer the obvious questions and send him the ones that we can't answer, he will get answers.

Dawn had a chance to talk to Mark Purple after Laurie's email was sent out.

Dawn said she got a different impression than what she thought was intended. She agreed that Laurie might not be the right one to light a fire. She thought that was relayed to Laurie. To do as the motion said.

When Dawn spoke to Mark Purple he said that he didn't understand the issue as she presented it.

When the issue was presented in a neutral way, he came up with a path of least resistance.

Dawn explained the situation to Mark Purple. She explained to him that we are not doing this with all our other subjects. We are not going to do their legwork for them. We need the police department to at least take a first pass at it.

Dawn still thinks it is important that the police department take a first run at the questionnaire.

She understands that we will have to do digging the end. She thinks it is too early to be doing that for our own departments when other departments like AMR gave us beautiful responses. They answered what they could, gave us the data. If they can do it, we need to expect at least a minimum of cooperation from our town departments.

We need to do what we said last week: light a fire under the police department.

If we have to get the town manager to do it, we do. If not, we go to the Board of Selectman.

We should not be doing their work for them at this juncture.

Laurie commented that she had asked if she could set up an appointment for the whole public safety committee with Mark Purple. That was rejected and she was sent. She will not light a fire under people. She thought that was clear, but if not, it needs to be.

Laurie added that she doesn't have the same impression as Dawn.
AMR might have answered the questions, but they also gave us, even in soft copy, a list of addresses that will take anyone about 100 hours to go through.
Maybe Dawn has already done that and separated out the addresses.

Laurie continued that on the other hand, the police Chief has provided the data on the specific addresses.

Her impression when she spoke with the Chief, and perhaps she did not make it clear, is that he thought that perhaps we were going in the wrong direction and that he thought we should look over the information he has first and then come back.

We haven't even done that yet.

Laurie said that to be honest, town meeting created this committee and this is our job. It is not the town employees' job. They are town employees, not our employees.

We should at least give this a chance and go through the information.

Jim Palmer wrote to Laurie and offered to go through the information and try to answer the questions.

Nick Sanchez wanted to follow up on what Dawn said: this material that Mr, Palmer mentioned, is that part of the questionnaire?

Yes

Nick continued that in a sense they have given an answer but a partial one.

Jim said that they are basically saying is : here is the report . Go through it and get the answers to your questions.

Nick asked about the specific locations.

He didn't get all the files .

Dawn said that she sees there is data but she is confused about what he is answering.

She thought it would be easier if they took the questions and answered them in order. Like AMR. She wants them to do some of the legwork. This is unacceptable from a town department.

Bob said that it looks like Jim just has the presentation to the selectman.

Laurie commented that she tried to explain last week that there are two presentations and studies done by the department and 5 years of annual reports with crime statistics.

Nick asked if perhaps Laurie could write up the details of what is available and send it to the group via email.

Wes said that he thought Laurie arranged with Mr. Purple that we can just send him the questions we can't answer.

Laurie agreed.

He also said we don't have to wait until the end. We can send them one at a time.

We thought we should ask him to do all the questions. She did so much leg work for the social service agencies...

Bob recommends that the working group meet and see if there is anything easy to pull out of the data. Anything complex we can ask the town manager.

Dawn asked if she could light a fire under them. She is good at that

There was some discussion of the data for the list of addresses

Nick discussed the new report regarding sex offenders that was described in the newspaper.

He had some concerns about the report because he did not think it made sense for us and didn't know how to handle it. Perhaps we could look at it and if it isn't relevant we ignore it.

Bob suggested we let the working group determine the relevance.

Nick thought that was a good idea. He had expected something else when he asked for the report.

Jim said we had a select person come in and present us with some public information. That other report is public information and he thinks it might be relating to the same information Ms Esty presented to us. So if there is a tie in, it would affect the committee i.e. if these offenses are tied in with people being serviced by agencies.

Nick thought it does in that sense. But we haven't dealt with Ms Esty's report yet and perhaps it should be dealt with the way the chair suggested.

Jim would agree 100% if we do the same thing with Ms. Esty's report.

The report was passed out. Laurie thought this is not a report. It appears to be raw data.

Public Hearings Motion

Laurie summed up her motion from last week. She had two concerns :

- We have to start getting more involved with the public and
- thinking about the April deadline for a report

Laurie went over Town Counsel's recommendations to the committee and came up with three items to have hearings with the public.

She wanted to remake her motion with one change: instead of one hearing a month, three hearings between now and April, The availability of rooms does not work out one per month.

Laurie moved that we schedule three public hearings by April, meaning formal public meetings where we are meeting specifically to relate to the public, not a working meeting. These hearing should follow the recommendations of town counsel and include presenting information the committee has collected and if possible a draft report; allow agencies to speak and allow the public an opportunity to share their views.

Nick said he read in Robert's Rules that the assembly that created the committee should have an opportunity to address the community. He wanted town meeting to get specific invitations.

Wes is really strongly opposed to two of them. He doesn't think we need to have a public hearing. He thought we should have one public hearing after the draft report to see what people think. Other than that he doesn't think its needed. The Worcester task force had different authority than we do. Perhaps the BoS should have the hearings.

Kathy Vassar, TMM, has attended many public hearings and that more than one hearing is needed. It is an opportunity to develop a more complete report. Multiple hearings is a process used by TMM and appreciated by them.

Jim agreed with Wes. Every meeting we have is open for public participation. We have limited attendance. The public is always welcome to come: they choose not to. After a draft, and they can read it, is the time for a hearing for feedback.

Nick sees both sides: it is the case that anyone can come in and speak to the specific issues we are discussing. His understanding of Laurie's motion is that we basically listen to the community.

Bob said there are multiple ways to have public hearings. There can be back and forth interaction and these are more effective.

Wes is worried about all the work we have to do. We will loose three nights or working meetings.

We amends that we have one public hearing after the draft report.

Yaakov asked if these meetings could be in addition to or instead of our meetings.

Laurie said she was going to recommend they be in addition to, on Thursday nights.

Laurie said that what drove her to make this motion is that is Town Counsel took the time to include this in his report there is something very important here which this committee has not done. That is to connect ourselves to the community. We are working really hard, but we have to remember we are doing this for the community. We have to be available for the people, not working.

Yaakov supports this motion.

Bob has a long history of holding public hearings. He would rather make this as much inclusive as possible and is leaning to support this motion. But we need to be extremely specific about what is allowed and what not.

Jim suggested changing time and day. He also did not want to just hear from the members of the committee. He wants to hear from residents.

Nick made an amendment to Laurie' motion that the chair present a proposal next week with regard to specifics of the meetings and how they will be run.

Wes asked if we can table the motion until we hear from the chair.

Motion to table

Vote: 5 in favor 5 opposed fail

Nick's motion to have the chair present a specific proposal next week regarding these Public meetings and their subject matter.

Vote: 10 in favor 0 opposed 0 abstain

Jim asked if the clerk can summarize where we are in terms of reports and work so the committee has an idea of what is done and what has to be done.

Laurie said she will make a Progress Chart

Yaakov wanted to bring up an issue regarding an article in the MWDN. He thought Bob and Dawn made some comments in the paper regarding the reasons or motives of why some committee members wanted to include the Salvation Army. He took offence at it.

Dawn said he was wrong she wasn't quoted in the paper.

Bob said he and Laurie were quoted in the paper and he was commenting on some people trying to expand the scope of the study to include churches.

Dawn's comments came from frambors.

Yaakov did not agree with that assessment of the situation regarding the Salvation Army.
(Inaudible)

Motion to adjourn

Vote: 9 in favor 0 opposed 1 abstain

Laurie Lee

Clerk